



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-022393-26

In the matter of: (3 ROOMS EXCEPT MASTER BEDROOM),
2176 CAYENNE ST
OSHAWA ON L1L0W7

Between: Gethro Dorval Landlords
Marie Rancy

And

Florin Covaci Tenants
Rahela Cirpaci

Gethro Dorval and Marie Rancy (the 'Landlords') applied for an order to terminate the tenancy and evict Florin Covaci and Rahela Cirpaci (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard on May 26, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Rizna Rishafy, the Landlords, the Tenants and the Tenant's Translator, Natan Muntean, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.

3. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$21,000.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.
9. Interest on the rent deposit, in the amount of \$45.31 is owing to the Tenants for the period from October 14, 2025 to May 26, 2026.
10. The Landlords shall waive \$7,186.00 from the total amount of arrears owing and the filing fee up to and including May 31, 2026.
11. The parties agree that the Tenants shall pay to the Landlords a total settlement sum of \$1,400.00, on the condition that the Tenants also makes monthly payments in the amount of \$3,500.00 on or before June 15, 2026, \$1,000.00, on or before the twenty-eighth (28th) day of each month, starting on August 28, 2026, and continuing up to and including July 28, 2027, inclusive.
12. If the Tenants fails to make any payment in accordance with paragraph 11 above, in full and on time, the entire outstanding balance in the amount of \$21,186.00, shall immediately become due and payable.
13. The parties have mutually agreed to a non voidable order with an eviction date of July 31, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Tenants shall pay the Landlords any rent arrears owing up to and including May 31, 2026 and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. The Landlord shall waive \$7,186.00 from the total amount of arrears (\$21,000.00) owing and the filing fee (\$186.00) up to and including May 31, 2026.
4. The total amount the Tenants shall pay the Landlords toward the remaining arrears and filing fee up to and including May 31, 2026 is \$1,400.00.
5. The Tenants shall also pay the Landlords compensation of \$115.07 per day for the use of the unit starting June 1, 2026 to the date the Tenants moves out of the unit.

6. The Landlords shall apply the rent deposit and interest to the last month of the tenancy.
7. If the Tenants do not pay the Landlords the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

Additional Conditions:

10. The Tenants shall pay \$5,500.00 to the Landlords in accordance with the following schedule:
 - a) The lawful rent for June 2026 rent in the amount of \$3,500.00 on or before June 15, 2026.
 - b) \$1,000.00 on or before June 28, 2026.
 - c) \$1,000.00 on or before July 28, 2026.
11. If the Tenants fail to make any of the payments in accordance with paragraph 10, and by the dates required, the Landlords may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 10 of this order. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.
12. The Tenants shall also pay the Landlords \$1,000.00 on or before the twenty-eighth (28) day of each month, starting on August 28, 2026, and continuing up to and including July 28, 2027.
13. If the Tenants fail to make any payment in accordance with paragraph 12 above, the entire balance that is owed to May 31, 2026 in the amount of \$21,186.00, shall immediately become due and owing to the Landlords.

June 9, 2026
Date Issued

Michelle Forrester
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

