



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

File Number: LTB-L-023062-26

In the matter of: 319 Porte Rd
Ajax ON L1S0A4

Between: Yasnina Nezirevic Landlord

And

Ingrid Halunga Tenants
Martin Halunga

Yasnina Nezirevic (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Ingrid Halunga and Martin Halunga (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard by videoconference on June 4, 2026.

The Landlord and the Tenants attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord gave the Tenants an N12 notice of termination with the termination date of July 14, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
- b. As the termination date is July 14, 2026, the Landlord has not yet compensated the Tenants an amount equal to one month's rent. The Landlord will compensate the Tenants on or before July 14, 2026.

- c. The current lawful monthly rent is \$2,311.37. It is due on the 15th of each month.
- d. The Landlord collected a rent deposit of \$1,850.00 from the Tenants and this deposit is still being held by the Landlord. The last month rent deposit can only be used for the last month of the tenancy.
- e. Interest on the rent deposit, in the amount of \$309.55 is owing to the Tenants for the period from May 13, 2017 to June 4, 2026.
- f. The Landlord can apply the interest toward top up of the last month rent deposit.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 14, 2026.
- 2. If the unit is not vacated on or before August 14, 2026, then starting August 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 3. 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 15, 2026.
- 4. The Landlord shall pay the Tenants compensation equal to one month's rent in the amount of \$2,311.37 on or before July 14, 2026.
- 5. If the Landlord does not pay the Tenants the amount owing in accordance with paragraph 4 above, then the Landlord shall owe interest on any balance outstanding commencing July 15, 2026 until the amount has been paid in full. This will be simple interest calculated at 4.00 % annually.

June 8, 2026

Date Issued

Joanne Lolato

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 Tenants expires on February 15, 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.