



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

File Number: LTB-L-026464-26

In the matter of: 407, 67 Parkwoods Village Drive
North York ON M3A 2X4

Between: Greenwin Corp Landlord

And

Roxanna Vincze Tenants
Peter Varga

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Roxanna Vincze and Peter Varga (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on June 4, 2026. Before the start of the hearing, the Landlord's Representative, Sean Beard and the Tenants' Representative Cindy Imon advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
3. The lawful rent is \$2,320.17. It was due on the 1st day of each month.
4. The Tenants has paid \$163.45 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$4,454.14.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,292.94 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$11.87 is owing to the Tenants for the period from January 1, 2026, to March 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,335.33. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before June 23, 2027, the Tenants will start to owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

June 9, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,617.59
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$163.45
Less the amount of the last month's rent deposit	- \$2,292.94
Less the amount of the interest on the last month's rent deposit	- \$11.87
Total amount owing to the Landlord	\$2,335.33