



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020800-26

In the matter of: 3011, 255 VILLAGE GREEN SQ
SCARBOROUGH ON M1S0L3

Between: Sonia Siochi Landlords
Robert Siochi

And

Alex Russell Tenant

Sonia Siochi and Robert Siochi (the 'Landlords') applied for an order to terminate the tenancy and evict Alex Russell (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on June 2, 2026.

The Landlords' representative Ahmed Ali and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy will terminate on December 31, 2026. The Tenant must move out of the rental unit on or before December 31, 2026.
2. If the unit is not vacated on or before December 31, 2026, then starting January 1, 2027, 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 January 1, 2027.
4. Daily compensation for the use of the rental unit in the amount of \$35.17 per day shall be payable by the Tenant commencing January 1, 2027 if the Tenant has not vacated the rental unit by January 1, 2027.
5. The Tenant acknowledged that compensation of \$867.00 required by s. 48.1 of the Residential Tenancies Act was paid to the Tenant. The Tenant waived the right to receive compensation and has previously returned the sum of \$867.00 to the Landlords.

6. The Landlords and the Tenant acknowledged that the Tenant has not paid a last month's rent deposit.

June 15, 2026
Date Issued

Jack Jamieson
Member, 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.