



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-044798-26 (L1)
LTB-L-013851-26 (L2)
LTB-L-014483-26 (L2)

In the matter of: 606, 1210 York Mills Road
Toronto ON M3A1Y3

Between: Tobis Investments Inc. Landlord

And

Michael Zolis
Katie Tiffney Tenants

Tobis Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Zolis and Katie Tiffney (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (L2 Applications).

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

The application was heard by videoconference on June 2, 2026. The Landlord's legal representative Dan Schofield, the Landlord agent Shelly Eldon, and the Tenants attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in all three of the Landlord's applications, namely, LTB-L-044798-26 (L1 application), LTB-L-013851-26 (L2 application), and LTB-L-014483-26 (L2 application), and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on September 30, 2026.

2. The Tenants can vacate the unit without penalty prior to September 30, 2026, provided 10-days written notice is given to the Landlord.
3. The rent arrears owing to June 30, 2026 are \$5,004.41.
4. The Landlord is holding a last month's rent deposit. This deposit will be applied to the September 1, 2026 rental payment because that is the last month of the tenancy.
5. The parties agree that the last month's rent deposit equals the current monthly rent.
6. The Tenants agree to waive the interest owing on the last month's rent deposit.
7. The Landlord agrees to waive the rent for July 2026.
8. The Landlord agrees to waive the application filing fees on all three applications.
9. The Landlord agrees to waive rent arrears owed by the Tenants to June 30, 2026 in the amount of \$5,004.41 in exchange for the Tenants delivering vacant possession of the rental unit on or before September 30, 2026.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants do not have the option to void the order by paying the arrears and costs.

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 September 30, 2026.
2. On the condition that the Tenants deliver vacant possession of the rental unit to the Landlord on or before September 30, 2026, then the Landlord shall waive the rent arrears owing to June 30, 2026.
3. If the Tenants do not vacate the rental unit on or before September 30, 2026, then on or before October 1, 2026, the Tenants shall pay to the Landlord \$5,004.41 which represents arrears of rent for the period ending June 30, 2026. The Tenants will also start to owe interest. This will be simple interest calculated from October 1, 2026 at 4.00% annually on the balance outstanding.
4. The Tenants shall pay to the Landlord the monthly rent for August 2026 in full and on time.
5. If the Tenants fail to make the payment in accordance with paragraph 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that

the Tenants pay any new arrears, NSF fees and related charges that became due and owing after June 30, 2026. This may result in the Board issuing an order that terminates the tenancy before September 30, 2026.

6. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 October 1, 2026.
8. The hearings scheduled for June 17, 2026 and July 23, 2026 are cancelled.

June 11, 2026
Date Issued

Sandra Sabourin
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 April 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.