



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035612-26

In the matter of: Main Floor, 804 ZATOR AVE
PICKERING ON L1W1X9

Between: VASIL KITOSKI Landlord

And

Valerie Balfour Tenant

VASIL KITOSKI (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Balfour (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

This application was heard by videoconference on June 9, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, Shalini Puri, and the Tenant, Valerie Balfour, advised that the parties had reached an agreement.

I am satisfied that the parties understood the consequences of their consent

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,152.50. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$70.77. This amount is calculated as follows: $\$2,152.50 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$6,457.50.
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 \$2,100.00 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 if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$227.89 is owing to the Tenant for the period from June 1, 2020, to June 9, 2026.

On consent, it is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing 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. As of the date of the hearing, the Tenant owes the Landlord \$2,800.04. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$70.77 per day for the use of the unit starting June 10, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

June 15, 2026
Date Issued

Sumathi Dhanapal
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 January 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To June 9, 2026	\$4,941.93
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,100.00
Less the amount of the interest on the last month's rent deposit	-\$227.89
Total amount owing to the Landlord	\$2,800.04
Plus daily compensation owing for each day of occupation starting June 10, 2026	\$70.77 (per day)