



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

File Number: LTB-L-027665-26

In the matter of: 431 Brock Ave.
Toronto ON M6H3N7

Between: Lester Lalla Landlord

And

Jane Elston Tenants
Maria Andreev

Lester Lalla (the 'Landlord') applied for an order to terminate the tenancy and evict Jane Elston and Maria Andreev (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 8, 2026. The Landlord's Agents Kristen Johnson and Shelley Lalla, the Tenant Maria Andreev, and the Tenant Jane Elston together with her Representative Afton Colliton, attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Anibal Benitez Calderon, 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 requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Fact:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,200.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$105.21. This amount is calculated as follows: \$3,200.00 x 12, divided by 365 days.
4. The Tenants have paid \$1,600.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026 are \$9,600.00.

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 \$3,200.00 from the Tenants 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 \$48.60 is owing to the Tenants for the period from September 18, 2025 to June 15, 2026.
9. 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

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit by June 15, 2026.
2. The Tenants shall pay to the Landlord **\$4,915.55**. This amount includes rent arrears owing up to June 15, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not move out of the rental unit by June 15, 2026, the Tenants shall also pay the Landlord compensation of **\$105.21** per day for the use of the unit starting June 16, 2026 until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before June 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 June 16, 2026.

June 15, 2026
Date Issued

Anibal Benitez Calderon
Hearing 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 expires on December 16, 2026 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 Tenants must pay to the Landlord:

Rent Owing To June 15, 2026	\$9,578.15
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,600.00
Less the amount of the last month's rent deposit	- \$3,200.00
Less the amount of the interest on the last month's rent deposit	- \$48.60
Total amount owing to the Landlord	\$4,915.55
Plus daily compensation owing for each day of occupation starting June 16, 2026	\$105.21 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	