



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

**File Number:** LTB-L-029298-26

**In the matter of:** 53 GALILEO DR  
STONEY CREEK ON L8E0H1

**Between:** Diego Martinez De Hoz Landlord

**And**

Azra Kadic Tenants  
Ernad Kadic

Diego Martinez De Hoz (the 'Landlord') applied for an order to terminate the tenancy and evict Azra Kadic and Ernad Kadic (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 10, 2026. Before the start of the hearing, the Landlord's Representative, Nilo Graber and the Tenant Ernad Kadic 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 May 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
3. The lawful rent is \$2,870.00. It was due on the 1st day of each month.
4. The rent arrears owing to May 31, 2026 are \$37,160.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$2,800.00 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.
7. Interest on the rent deposit, in the amount of \$169.16 is owing to the Tenants for the period from December 2, 2023 to May 31, 2026.
8. The Landlord agrees that they will seek to enforce this Order, provided that the Tenants continues to make payments in accordance with the payment schedule agreed to by both parties.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated as of May 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$34,376.84. 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. The Tenants shall pay to the Landlord the amount owing in paragraph 2 in accordance with the following schedule:
  - a) **\$1,500.00** on or before the **15<sup>th</sup> day** of each month starting **July 15, 2026**, through to and including **April 15, 2028**, and;
  - b) A final payment of **\$1,376.84** on or before **May 15, 2028**.
4. If the Tenants do not make payments in accordance with paragraph 3, the Tenants will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

**June 18, 2026**  
**Date Issued**

\_\_\_\_\_  
Sarah Harriman  
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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

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

|                                                                         |                    |
|-------------------------------------------------------------------------|--------------------|
| Rent Owing To Move Out Date                                             | \$37,160.00        |
| Application Filing Fee                                                  | \$186.00           |
| <b>Less</b> the amount of the last month's rent deposit                 | - \$2,800.00       |
| <b>Less</b> the amount of the interest on the last month's rent deposit | - \$169.16         |
| <b>Total amount owing to the Landlord</b>                               | <b>\$34,376.84</b> |