



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

File Numbers: LTB-L-027711-26
LTB-L-018643-26

In the matter of: 1A, 2302 LAKE SHORE BLVD W
ETOBICOKE ON M8V1B4

Between: Meschia Investments Inc. Landlord

And

Piotr Radecki Tenant

Meschia Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Piotr Radecki (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant, another occupant of the rental unit, or someone the Tenant 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 Application)

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

This application was scheduled to be heard by videoconference on May 26, 2026.

The Landlord, Lydia Salvi, and the Tenant, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the L1 and L2 applications. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,532.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$50.37. This amount is calculated as follows: \$1,532.00 x 12, divided by 365 days.
3. The rent arrears owing to June 30, 2026, are \$2,796.00.

4. The Landlord incurred costs of \$372.00 for filing the L1 and L2 applications and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,495.00 from the Tenant, and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$36.99, is owing to the Tenant for the period from April 1, 2025, to June 4, 2026.
6. The rent deposit and interest on the rent deposit are to be applied to the last rental period of the tenancy, July 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, 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 August 1, 2026.
4. If the Tenant complies with paragraph 1 of this order, the Landlord waives the total owing in the amount of \$3,168.00. This amount represents the rent arrears owing up to June 30, 2026, and the cost of filing the L1 and L2 applications.
5. If the Tenant does not comply with paragraph 1 of this order, the Tenant shall pay the Landlord \$3,168.00 on or before August 1, 2026. This amount represents the rent arrears owing up to June 30, 2026, and the cost of filing the L1 and L2 applications.
6. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 5 of this order, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2026, at 4.00% annually on the balance outstanding.
7. This order resolves the L1 and L2 applications filed with the Board and all issues raised.

June 15, 2026
Date Issued

Eno Ubia
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 February 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.