



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

File Number: LTB-L-025771-26

In the matter of: 1, 379 O'CONNOR DR
EAST YORK ON M4J2V9

Between: Anargiros Anagnostu Landlord

And

Melissa Cozry Tenant

Anargiros Anagnostu (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Cozry (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Mediation was held on June 2, 2026. The following parties participated in the mediation: The Landlord's representative, Kamal M-Rezabeik, the Landlord, Anargiros Anagnostu and the Tenant's representative, Zeeshan Rahman.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties' agreement to terminate the tenancy as of June 6, 2026.
2. The rent is \$2,200.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026 are \$4,600.00.
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 \$2,200.00 from the Tenant and this deposit is still being held by the Landlord.

7. Interest on the rent deposit, in the amount of \$79.56 is owing to the Tenant for the period from November 21, 2024 to June 2, 2026.
8. The rent deposit will be applied to rent arrears owed to the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 6, 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 \$451.10. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant vacates the rental unit on or before June 6, 2026 the Landlord agrees to waive the entire amount owing under paragraph 3 of this order.
5. If the Tenant does not vacate the rental unit on or before June 6, 2026, the full balance of arrears owed to the Landlord by the Tenant in accordance with paragraph 3 of this order will be come immediately due and owing.
6. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting June 3, 2026 to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 7, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 6, 2026, then starting June 7, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 7, 2026.

June 15, 2026
Date Issued

Rolland Roopchand
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 December 7, 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 Tenant must pay as the tenancy is terminated

Rent Owing To June 2, 2026	\$2,344.66
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,200.00
Less the amount of the interest on the last month's rent deposit	-\$79.56
Total amount owing to the Landlord	\$451.10
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$72.33 (per day)