



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

File Number: LTB-L-006037-26

In the matter of: 65 MISTY MOOR DR
RICHMOND HILL ON L4C6P9

Between: Ara Nakhnikian Landlord

And

Elizabeth Robe-Bakich Tenants
Zoran Bakich

Ara Nakhnikian (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Robe-Bakich and Zoran Bakich (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026.

The Landlord, the Landlord's Representative Ian Yates, the Tenant Zoran Bakich and the Tenants' Representative Sassam Emam attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$4,307.50. It is due on the 23rd day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$141.62. This amount is calculated as follows: \$4,307.50 x 12, divided by 365 days.
5. The rent arrears owing to June 22, 2026, are \$10,000.00.
6. The Landlord collected a rent deposit of \$4,000.00 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.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until September 30, 2026 pursuant to subsection 83(1)(b) of the Act. The parties agreed to this non-voidable date at the hearing.

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 September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. The Tenant shall pay to the Landlord \$10,000.00 which represents the arrears for the period ending June 22, 2026, on or before August 31, 2026.
5. The Tenant shall as pay to the Landlord the following rent payments:

June 23, 2026	\$4307.50
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July 23, 2026	\$5298.81 (July's rent + additional 7 days – July 23, 2026 to August 31, 2026)
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6. The last month's rent deposit shall be applied to the period of September 1, 2026, to September 30, 2026, the last month of the tenancy.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 22, 2026.

8. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Brenda Mercer
Member, 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 March 31, 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.