



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

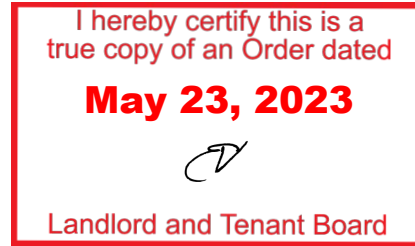
File Number: LTB-L-032071-22

In the matter of: 201, 51 HIGH PARK BLVD
TORONTO ON M6R1M9

Between: Leonard Sedun

And

Barbara M Zurek



Landlord

Tenant

Leonard Sedun (the 'Landlord') applied for an order to terminate the tenancy and evict Barbara M Zurek (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

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

This application was heard by videoconference on April 5, 2023.

The Landlord, the Landlord's Legal Representative Ilan Shinigat, the Tenant and the Tenant's Legal Representative Elysha Roeper attended the hearing.

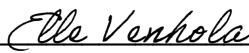
At the hearing, the parties consented to the following order.

It is ordered, on consent, that:

1. The tenancy between the Landlord and the Tenant is terminated on a non-voidable basis. The Tenant must move out of the rental unit on or before August 31, 2023.
2. If the unit is not vacated on or before August 31, 2023, then starting September 1, 2023, 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 requested to expedite the enforcement of this order and is directed to give vacant possession of the unit to the Landlord, on or after September 1, 2022.
4. On or before April 12, 2023, the Landlord shall pay to the Tenant, by e-transfer, \$500.00.
5. The Tenant shall not be required to pay the lawful rent for the months of May 2023, June 2023 and/or July 2023.
6. The Landlord shall apply the last month's rent deposit to the month of August 2023.

7. The Tenant shall provide 10 days written notice to the Landlord if the Tenant wishes to vacate the rental unit before August 31, 2023. Upon receipt of the notice, within 7 days the Landlord shall pay to the Tenant, by e-transfer, \$500.00 towards moving expenses.
8. Should the Tenant vacate the premises early, as set out above, upon receiving vacant possession of the rental unit, the Landlord shall pay to the Tenant, by e-transfer, an amount which equals the lawful rent the Tenant would have paid for the months of May, June and/or July 2023 as the case may be.
9. The Tenant shall pay the Landlord compensation of \$25.18 per day for the use of the unit starting September 1, 2023 until the date the Tenant moves out of the unit.
10. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

May 23, 2023
Date Issued



Elle Venhola
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 of the Tenant expires on February 26, 2024 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.