



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Golden Bay Inc. v Czornodolsky, 2024 ONLTB 11057

**Date:** 2024-02-13

**File Number:** LTB-L-058524-23

LTB-L-068159-23

**In the matter of:** UNIT 1, 153 DUNN AVE  
TORONTO ON M6K2R8

**Between:** Golden Bay Inc.

**And**

Megan Czornodolsky

I hereby certify this is a  
true copy of an Order dated

**FEB 13, 2024**

Landlord and Tenant Board

Landlord

Tenant

Golden Bay Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Czornodolsky (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 1, 2024.

The Landlord's agent, Kevin Lim, the Tenant, and the Tenant's legal representative, Samuel Mason, attended the hearing.

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

### **Agreed Upon Facts:**

1. The lawful rent is \$1,540.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$50.63. This amount is calculated as follows: \$1,540.00 x 12, divided by 365 days.

### **It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant is terminated as of February 29, 2024.
2. The Landlord waives all arrears to February 29, 2024.
3. The Tenant waives any claims she may have against the Landlord.
4. The Tenant shall pay the Landlord compensation of \$50.63 per day for the use of the unit starting March 1, 2024 until the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before February 29, 2024, then starting March 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

6. 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 March 1, 2024.

**February 13, 2024**  
**Date Issued**

  
**Dawn Carr**  
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 September 1, 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.