



**Order under Section 69 and 89
Residential Tenancies Act, 2006**

File Number: LTB-L-010719-22

In the matter of: 71 WYATT LANE
AURORA ON L4G7E4

Between: Michael Sayaman and Riza Sayaman Landlord

And

Albert Cyr Tenant

Michael Sayaman and Riza Sayaman (the 'Landlord') applied for an order to terminate the tenancy and evict Albert Cyr (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

The Landlord also claimed charges related to NSF cheques

The Landlord also claimed compensation for undue damage.

This application was mediated by videoconference on January 9, 2023.

The Landlord attended the mediation and was represented by Daria Berezowska, Landlord's Legal Representative.

The Tenant attended the mediation and was represented by Greg Ovoyan, Tenant's Legal Representative.

With the assistance of a Board Mediator, the parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits since the Tenant agreed to terminate the tenancy. I was satisfied that the Tenant understood the consequence of agreeing to terminate.

The parties before the LTB consented to the following order:

On consent 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 February 28, 2023.
2. If the unit is not vacated on or before February 28, 2023, then starting March 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 directed to give vacant possession of the unit to the Landlord on or after March 1, 2023.
4. The Tenant shall pay the Landlord \$10,000.00, which includes last month's rent deposit and arrears, outstanding to the period ending February 28, 2023.
5. The Landlord shall waive the \$186.00 application filing fee.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before February 28, 2023.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2023 at 4.00% annually on the balance outstanding.
8. This resolves all issues throughout the tenancy up to January 9, 2023.



January 12, 2023
Date Issued

Kelly Aarts
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 September 1, 2023 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.