



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

Citation: Yoel Moyal v Lorrendel Cinco, 2023 ONLTB 39963

Date: 2023-05-29

File Number: LTB-L-075721-22

In the matter of: DOWNSTAIRS UNIT, 91 KIMBERLEY AVENUE TORONTO
ON M2E2Z4

Between: Yoel Moyal Landlord

And

Hasan Ergun Tenants Lorrendel Cinco

Yoel Moyal (the 'Landlord') applied for an order to terminate the tenancy and evict Hasan Ergun and Lorrendel Cinco (the 'Tenants') because the Landlord requires possession of the rental unit in order to demolish the unit.

This application was scheduled to be heard by videoconference on March 13, 2023.

The Landlord attended with Legal Representative, Bitá Di Lisi.

The Tenants were self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The monthly rent is \$1,400.00.
2. The Landlord waives the monthly rent for June 2023.

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 July 1, 2023.
2. If the unit is not vacated on or before July 1, 2023, then starting July 2, 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 July 2, 2023.

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4. The Landlord shall compensate the Tenants \$8,500.00 in guaranteed funds, in exchange for the rental unit keys, on or before July 1, 2023.
5. If the Landlord does not make the full payment, then the Landlord will start to owe interest. This will be simple interest calculated from July 2, 2023 at 6.00% annually on the balance outstanding.

May 29, 2023

Date Issued

Angela McLaughlin

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 January 2, 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.

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