



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Chawla v Ivancsik, 2024 ONLTB 27823

**Date:** 2024-04-19

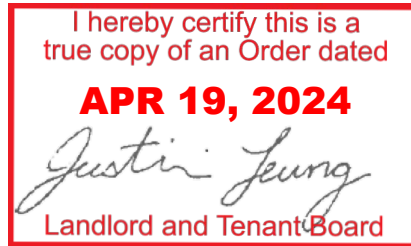
**File Number:** LTB-L-090989-23

**In the matter of:** 2518 Stillmeadow Road  
Mississauga ON L5B1X7

**Between:** Annurag Chawla

**And**

Zoltan Ivancsik  
Etelka Bernadet Boni



Landlord

Tenants

Annurag Chawla (the 'Landlord') applied for an order to terminate the tenancy and evict Zoltan Ivancsik and Etelka Bernadet Boni (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe

This application was heard by videoconference on April 9, 2024.

The Landlord and the Tenant, Zoltan Ivancsik, attended the hearing.

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

**The parties agree that:**

1. The arrears, and costs, owing by the Tenants are to be paid by etransfer.
2. The May 2024 rent will be paid by the Tenants as part of the payment plan outlined in paragraph 7.

**It is ordered on consent that:**

3. The tenancy between the Landlord and the Tenants is terminated as of May 31, 2024. The Tenants must move out of the rental unit on or before May 31, 2024.
4. If the unit is not vacated on or before May 31, 2024, then starting June 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 1, 2024.

6. The Tenants shall pay to the Landlord \$15,186.00 for arrears of rent up to April 30, 2024, and costs, less the Tenants' last month's rent deposit and interest owing on the deposit.
7. By June 1, 2024, the Tenants are to make a payment of \$1,686.00 towards the arrears and costs. From July 1, 2024 to March 1, 2025, the Tenants are to make monthly payment of \$1,500.00, on or before the 1<sup>st</sup> of each month.
8. If the Tenants do not meet any of the conditions as outlined in paragraph 5, the amount outstanding will immediately be due and will have interest applied to the amount. This will be simple interest calculate at 7.00% annually on the balance outstanding.
9. The Tenants are to leave the unit in broom swept condition prior to vacating the unit by May 31, 2024.

**April 19, 2024**  
**Date Issued**

  
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Justin Leung  
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 December 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.