



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003096-24

In the matter of: 844 CRESCENT BEACH RD
KESWICK ON L4P3E9

Between: Vadym Kashchi

And

Frederick T. Tiley
Danielle Blais

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

Aug 21, 2024

Landlord and Tenant Board

Landlord

Tenants

Vadym Kashchi (the 'Landlord') applied for an order to terminate the tenancy and evict Frederick T. Tiley and Danielle Blais (the 'Tenants') because the Tenants did not pay the rent that the Tenants' owe. (L1 Application)

The Landlord also filed for an order of termination because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (L2 Application)

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L2 Application)

This application was heard by videoconference on August 8, 2024.

The Landlord, the Landlord's Legal Representative, J. Baboulas, and the second named Tenant attended the hearing.

The parties came before me and requested to resolve the application with the following consent. I was satisfied that the parties understood the consequence of their joint submission, and specifically that the Tenants understood that the tenancy would terminate.

Agreed Facts:

1. The Landlord withdrew their claim for utility costs within the L2 Application.
2. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and Tenants shall terminate on September 5, 2024.
2. The total amount the Tenants owe to the Landlord to August 31, 2024 is \$13,776.00, which consists of rental arrears and the application filing fee.
3. The amount in paragraph 2 shall be paid by the Tenants to the Landlord on or before October 8, 2024.
4. If the unit is not vacated on or before September 5, 2024, then starting September 6, 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 September 6, 2024.
6. If the Tenants do not pay the Landlord the full amount owing in paragraph 2 on or before October 8, 2024, the Tenants will start to owe interest. This will be simple interest calculated from October 9, 2024 at 7.00% annually on the balance outstanding.

August 21, 2024
Date Issued



Colette Myers
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 March 6, 2025 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.