



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Tumuhaise v Kardos, 2024 ONLTB 40059

**Date:** 2024-06-20

**File Number:** LTB-L-003436-24

**In the matter of:** 700 WHALEY RIDGE  
ORLEANS ON K4A0P9

**Between:** Jude Tumuhaise

**And**

Kevin Kardos

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

**JUN 20, 2024**

Landlord and Tenant Board

Landlord

Tenant

Jude Tumuhaise (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Kardos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 23, 2024.

The Landlord's representative, Grace George, and the Tenant attended the hearing.

The parties mutually agreed to terminate the tenancy and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

### The parties agreed:

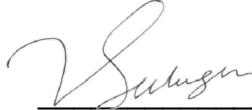
1. The parties consented at the hearing to non-voidable termination date of June 30, 2024.
2. The Landlord shall compensate the Tenant \$2,489.50 by June 30, 2024

### It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of June 30, 2024. The Tenant must move out of the rental unit on or before June 30, 2024.
2. the Tenant owes the Landlord \$11,660.02. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Landlord agrees to pay the Tenant \$2,489.50.
4. The Tenant shall also pay the Landlord compensation of \$81.85 per day for the use of the unit starting May 24, 2024 until the date the Tenant moves out of the unit.

5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2024, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2024 at 7.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 30, 2024, then starting July 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 1, 2024.
8. The Landlord shall pay to the Tenant \$2,489.50.
9. If the Landlord does not pay the Tenant the full amount owing on or before June 30, 2024, the Landlord will start to owe interest. This will be simple interest calculated from July 1, 2024 at 7.00% annually on the balance outstanding.

**June 20, 2024**  
**Date Issued**

  
\_\_\_\_\_  
Vinuri Sivalingam  
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 January 1, 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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$14,030.05
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,400.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$156.03
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$11,660.02</b>
Plus daily compensation owing for each day of occupation starting May 24, 2024	\$81.85 (per day)