



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036458-25

In the matter of: 1 MCPHAIL RD
CARLETON PLACE ON K7C0P6

Between: Alexei Perevoznik

And

Stephanie Macspurren
Benjamin Macspurren

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

Jun 26, 2025

Landlord and Tenant Board

Landlord

Tenants

Alexei Perevoznik (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Macspurren and Benjamin Macspurren (the 'Tenants') because:

- the Tenants has been persistently late in paying the Tenants' rent.

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

This application was scheduled to be heard by videoconference on June 18, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Alexei Perevoznik, the Tenants, Stephanie Macspurren and Benjamin Macspurren and the Tenants' Support, James Kafieh, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed:


1. The lawful rent is \$2,635.00. It is due on the first day of each month.
2. The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late 12 times in the past 12 months.
3. Based on the Monthly rent, the daily rent/compensation is \$86.63. This amount is calculated as follows: \$2,635.00 x 12, divided by 365 days.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs on or before June 27, 2025, via e-transfer.

5. The Landlord collected a rent deposit of \$2,400.00 from the Tenants and this deposit will be applied to the last rental period of the tenancy.
6. The Landlord can file a separate application for arrears of rent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2025.
2. If the unit is not vacated on or before June 30, 2025, then starting July 1, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. The Tenants shall pay the Landlord compensation of \$86.63 per day for the use of the unit starting July 1, 2025, to the date the Tenants moves out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 27, 2025, via electronic transfer.
5. If the Tenants does not pay the Landlord the full amount owing on or before June 27, 2025, the Tenants will start to owe interest. This will be simple interest calculated from at 5.00% annually on the balance outstanding.

June 26, 2025
Date Issued



Rachael Kukoyi
Hearings Officer, Landlord and Tenants 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.