



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018865-25

In the matter of: 11 GLENVISTA DRIVE
KITCHENER ON N2R0E7

Between: Alex Hajduk
Monika Batko

And

Allaine Flowers
Ralston Flowers

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

Jun 18, 2025

AMc

Landlord and Tenant Board

Landlords

Tenants

Alex Hajduk and Monika Batko (the 'Landlords') applied for an order to terminate the tenancy and evict Allaine Flowers and Ralston Flowers (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 3, 2025.

The Landlords were self-represented.

The Tenant, Allaine Flowers, attended on behalf of both Tenants and did not speak 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 to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of June 30, 2025. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The current monthly rent is \$2,700.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$8,386.00 including arrears of rent (\$8,200.00) and costs (\$186.00) up to June 30, 2025.
4. The Landlord collected a last month's rent deposit of \$2,350.00 on September 1, 2019 and this deposit shall be applied to the outstanding arrears.

5. Interest on the rent deposit in the amount of \$241.00 is owing to the Tenants for the period from September 1, 2019 to June 30, 2025 and this interest shall be applied to the outstanding arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and 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. 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, 2025.
4. The Tenants shall pay the Landlord \$6,145.00 representing:
 - \$8,200.00 – rent arrears to June 30, 2025; plus
 - \$186.00 – application filing fee; plus
 - \$350.00 – top up last month's rent deposit; minus
 - \$2,350.00 – last month's rent deposit; minus
 - \$241.00 – interest on last month's rent deposit.
5. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2025, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2025 at 5.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before June 30, 2025, the Tenants shall also pay the Landlord compensation of \$88.77 per day starting July 1, 2025 and continuing until the date the Tenants vacate the rental unit.



June 18, 2025
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 expires on January 1, 2026 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.