



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** SWL-57193-21

**In the matter of:** 7, 871 ADELAIDE STREET N  
LONDON ON N5Y2M2

**Between:** 2765749 Ontario Corporation Landlord

**and**

Sebastian Turczynski Tenant

2765749 Ontario Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sebastian Turczynski (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled for a hearing by videoconference on March 7, 2022.

The parties agreed to mediation with Landlord and Tenant Board Mediator/Hearing Officer Anna Teskey. Property Manager James Fernandez appeared for the Landlord. The Tenant attended and had consulted with Tenant Duty Counsel.

At mediation, the Tenant advised that the correct spelling of his name is "Sebastian Turczynski". The application is amended accordingly.

The parties arrived at terms of settlement in mediation.

I am satisfied that the parties have authority to settle the application and understand the consequences of their consent.

At mediation, the parties consented to the following order.

**On consent, it is ordered that:**

1. The Tenant shall pay the full monthly rent on or before the first day of each and every month for a period of 12 months starting April 1, 2022 through to and including March 1, 2023.
2. If the Tenant fails to make any of the payments set out in this order, or if any payment is returned for any reason, the Landlord may apply under Section 78 of the Residential

Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant and for an order for the payment of the arrears of rent then outstanding. The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.

3. The Tenant shall pay the \$186.00 filing fee on or before March 21, 2022.



**March 17, 2021**

**Date Issued**

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Anna Teskey

Hearing Officer, Landlord and Tenant Board

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.