



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-091449-24

In the matter of: 4, 74 GARTHDALE CRT
NORTH YORK, ON, M3H5P9

Between: 5029087 Ontario Limited

and

Kateryna Chyzh Natalukha
Yevhen Natalukha
Daniel Natalukha

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

JAN 03, 2025

Landlord and Tenant Board

Landlord

Tenants

- [1] 5029087 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Kateryna Chyzh Natalukha, Yevhen Natalukha and Daniel Natalukha (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] On December 18, 2024, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Nick Vescio. The Landlord's representative, Elina Vasilieva and the Tenant, Yevhen Natalukha on behalf of all the Tenants participated by phone. Iryna Melmyk who provided interpretation services to the Tenant also participated by phone.
- [3] The parties agreed to the following:
 - a. The current monthly rent is \$2680.00
 - b. The total arrears outstanding up to December 31, 2024, including the application fee is \$5126.00
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Landlord can apply for eviction under s.78 of the Residential Tenancies Act, 2006
- [4] The parties agreed to resolve all the issues in the application and further agreed to the Landlord and Tenant Board issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$5126.00 which represents arrears of rent owing up to December 31, 2024, including the application filing fee.
2. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on January 01, 2025, the Tenants shall pay the Landlord the regular monthly rent due each month until the arrears are paid in full
 - (b) On or before December 20, 2024, the Tenants shall pay the Landlord \$466.00 towards the arrears
 - (c) On or before the 16th of each month commencing on January 16, 2025, the Tenants shall pay the Landlord \$466.00 each month towards the arrears up to and including October 16, 2025
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 03, 2025

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7



Nick Vescio
Hearing Officer, Landlord and Tenant Board

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