



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

File Number: LTB-L-083279-25

In the matter of: 794, 9 CHERRYWOOD LANE
INNISFIL ON L9S1M9

Between: Sandycove Acres Holdings Inc. Landlord

And

Pawel Szawlinski Tenant

Sandycove Acres Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Pawel Szawlinski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on December 16, 2025. Before the start of the hearing, the Landlord's Representative, Kundai Govereh, the Landlord's Agent, Stephen Parsons and the Tenant advised that the parties had reached an agreement. The Tenant spoke with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) This is a land lease community, it is standard practice that all payments received will be applied in the following order: First: Water charges, Second: Property taxes, Third: Rent.
- b) Effective January 1, 2026, the monthly rent will be \$808.87, property taxes: \$110.24 and water testing fee: \$1.96.
- c) The Tenant is responsible for paying a tax reconciliation fee of \$88.50 by January 1, 2026.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$7,755.12**, which represents the arrears of rent (\$7,569.12) and costs (\$186.00) outstanding for the period ending December 31, 2025.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$646.26 on or before the 1st day of each month starting January 1, 2026, through to and including December 1, 2026.
3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of January 2026 to December 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 9, 2026
Date Issued

Sarah Visnovec
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.