



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

File Number: LTB-L-084272-25

In the matter of: 203, 370 ADMIRAL DR
LONDON ON N5V3C2

Between: Admiral Gardens Landlord

And

Rikki-Chanel Bilinski Tenants
Kelly Marie Gerachi

Admiral Gardens (the 'Landlord') applied for an order to terminate the tenancy and evict Rikki-Chanel Bilinski and Kelly Marie Gerachi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on December 18, 2025. Before the start of the hearing, the Landlord's Representative, Jaspreet Kaur and the Tenant, Kelly Marie Gerachi, on behalf of the Tenants advised that the parties had reached an agreement. The Tenant declined the opportunity to speak 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.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$3,791.00**, which represents the arrears of rent (\$3,605.00) and costs (\$186.00) outstanding for the period ending December 31, 2025.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 20, 2026	\$225.00
January 30, 2026	\$225.00
February 20, 2026	\$225.00
February 28, 2026	\$225.00
March 20, 2026	\$225.00
March 30, 2026	\$225.00
April 20, 2026	\$225.00
April 30, 2026	\$225.00
May 20, 2026	\$225.00
May 30, 2026	\$225.00
June 20, 2026	\$225.00
June 30, 2026	\$225.00
July 20, 2026	\$225.00
July 30, 2026	\$225.00
August 20, 2026	\$225.00
August 30, 2026	\$225.00
September 20, 2026	\$191.00

3. The Tenants 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 September 2026, or until here are no arrears owing, whichever comes first.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 5, 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.