



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

File Number: LTB-L-080532-25

In the matter of: 0708, 125 LAWTON BLVD
TORONTO ON M4V2A1

Between: Hazelview Properties Services Inc Landlord

And

Daniel Bozik Tenants
Loretta Notar

Hazelview Properties Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Bozik and Loretta Notar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 22, 2025.

The Landlord's Representative, Peter Lopez, and the Tenant, Daniel Bozik, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,899.00 for arrears of rent up to December 31, 2025, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$716.61 towards arrears of rent on or before the 20th day of each month, beginning January 20, 2026, up to and including June 20, 2027.
3. The Tenants shall pay to the Landlord the lawful rent for January 2026, on or before January 5, 2026. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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

Sheena Brar
Member, 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.