



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

File Number: LTB-L-089250-25

In the matter of: 309, 125 NEPTUNE DR
NORTH YORK ON M6A1X3

Between: WJ PROPERTIES Landlord

And

JATJANA LYAKHTER Tenant

WJ PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict JATJANA LYAKHTER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

Natan Lyakhter is removed from the application as he is deceased

Eric Steiman appeared as the Landlord's legal representative. The Tenant also attended the hearing. Kyle Warwick appeared as the Tenant's legal representative.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,397.11 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$800.00 on or before the 23rd day of each month commencing February 23, 2026 and concluding August 23, 2026.
 - b) \$797.11 on or before September 23, 2026.
3. The Tenant 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 September 30, 2026, or until the arrears are paid in full, whichever date is earliest.
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 January 31, 2026.

January 9, 2026

Date Issued

Andrew Rowell

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.