



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

File Number: LTB-L-085273-25

In the matter of: 103, 135 STEPHEN DR
ETOBICOKE ON M8Y3N5

Between: H&R Property Management Ltd. Landlord

And

Ashley Kurkjian Tenant

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Kurkjian (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on January 5, 2026. The Landlord's representative, Emily Barbati and the Tenant, Ashley Kurkjian attended the hearing.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,739.15. It is due on the 1st day of each month.
3. The Tenant has paid \$1,739.15 to the Landlord since the application was filed.
4. The rent arrears owing to January 31, 2026 are \$8,695.75.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$8,881.75 for arrears of rent to January 31, 2026

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$1,739.15 on or before January 8, 2026;
 - b. \$1,190.43 on or before the twentieth (20) day of each month starting February 20, 2026 for a period of five (5) consecutive months until June 20, 2026; and
 - c. The final outstanding balance of \$1,190.45 on or before July 20, 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 July 1, 2026 or until the arrears are paid in full, whichever date is earliest. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 13, 2026
Date Issued

John Russett
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.