



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-103784-25-SA

In the matter of: 412, 392 SHERBOURNE ST
TORONTO ON M4X1K3

Between: Hazelview Property Services Inc. Landlord

And

Vladyslav Fidryk Tenants
Karyna Zaitseva

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Vladyslav Fidryk and Karyna Zaitseva (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 16, 2025 with respect to application LTB-L-062876-25.

The Landlord's application was resolved by order LTB-L-103784-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-103784-25.

This motion was heard by videoconference on January 8, 2026. The Landlord's representative Peter Lopez, and the Tenant Vladyslav Fidryk, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$5,955.48 in arrears and costs to the end of January 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-103784-25, issued on December 11, 2025, is granted.
2. Order LTB-L-103784-25, issued on December 11, 2025, is set aside and cannot be enforced.
3. Order LTB-L-062876-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$5,955.48 as follows:

- The Tenants shall pay to the Landlord \$1,191.10 on or before January 20, 2026.
 - The Tenants shall pay to the Landlord \$1,191.10 on or before February 20, 2026.
 - The Tenants shall pay to the Landlord \$1,191.10 on or before March 20, 2026.
 - The Tenants shall pay to the Landlord \$1,191.10 on or before April 20, 2026.
 - The Tenants shall pay to the Landlord \$1,191.08 on or before May 20, 2026.
5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing February 2026 and continuing through May 2026, or until the arrears and costs are paid in full.
6. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 13, 2026

Date Issued

Greg Joy

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.

