



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

File Number: LTB-L-085504-25

In the matter of: 613, 800 LANSDOWNE AVE
TORONTO ON M6H4K3

Between: Ridgevest Developments Limited Landlord

And

Douglas Smart Tenant
Pia Sarker

Ridgevest Developments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Smart and Pia Sarker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026. The Landlord's legal representative, David (Berel) Ciobotaru, and the Tenant, Douglas Smart were in attendance. The Tenant, Douglas Smart, has permission to speak on behalf of the other Tenant, Pia Sarker, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,909.12, which represents the arrears of rent (\$7,723.12) plus the filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$200.00 on or before February 1, 2026 (arrears); AND
 - b) \$400.00 per month due on or before the 1st day of each month for a 19-month period starting in the month of March 2026, up to and including the month of September 2027 (arrears plus filing fee); AND

- c) \$109.12 on or before October 1, 2027 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting February 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after January 31, 2026.

January 13, 2026
Date Issued

Sonja Hudson
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.