



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098263-25

In the matter of: 105, 52 DUNDONALD ST
TORONTO ON M4Y1K2

Between: JCD Inc., Landlord

And

Manny A.S. Klaitman Tenant

JCD Inc., (the 'Landlord') applied for an order to terminate the tenancy and evict Manny A.S. Klaitman (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was heard by videoconference on January 12, 2026. The Landlord's agent Halina Walkiewicz and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that rent is due on the 7th day of each month beginning on February 7, 2026.
2. The Landlord agrees to waive half the cost of the application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including February 7, 2026, to January 7, 2027.
2. If the Tenant fails to comply with the condition set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord \$93.00, which represents half the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before January 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 17, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Sandra Sabourin
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.