



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

File Number: LTB-L-085908-25

In the matter of: 1, 118 Tyndall Ave.
Toronto, ON M6K 2E7

Between: Parkdale Apartment Nominee 1 Inc. Landlord

And

Bart Piwowarczyk Tenant

Parkdale Apartment Nominee 1 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bart Piwowarczyk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 15, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer, Maryam Cooper.

The Landlord's legal representative, Emily Barbat, The Tenant, and the Tenant's Legal Representative, Esrah Akasha, were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is agreed that:

The Landlord waived the application filing fee.

It is ordered on consent that:

1. The total rent arrears and costs owing to January 31, 2026, are \$1,029.66.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order on or before February 28, 2026.
3. The Tenant shall also pay to the Landlord the lawful rent for February 2026 in full on or before February 2, 2026.

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 22, 2026
Date Issued

Maryam Cooper
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.