



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098809-25

In the matter of: 1111, 1441 LAWRENCE AVE E
NORTH YORK ON M4A1W3

Between: ELM PLACE INC - 1441 LAWRENCE AVE E Landlord

And

IGOR PACHKOV Tenant

ELM PLACE INC - 1441 LAWRENCE AVE E (the 'Landlord') applied for an order to terminate the tenancy and evict IGOR PACHKOV (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Before the start of the hearing the Landlord's Legal Representative, Sharon Harrison, and the Tenant, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for twelve (12) consecutive months, starting February 1, 2026, up to and including January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

4. The Tenant reimbursed the Landlord \$186.00 for the cost of filing the application on December 19, 2025.

January 23, 2026
Date Issued

Michelle Forrester
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.