



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

File Number: LTB-L-098819-25

In the matter of: L20, 1450 GHENT AVE
BURLINGTON ON L7S1W8

Between: Elm Place Inc. - 1460 Ghent Avenue Landlord

And

Ryan Kovacs Tenant

Elm Place Inc. - 1460 Ghent Avenue (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Kovacs (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on January 15, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Sharon Harris, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

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

Agreed Facts:

1. The Tenant paid to the Landlord the application filing fee for this application.

On consent, 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 the lawful monthly rent in full and on time, as it comes due and owing on the 1st day of each month, for the twelve (12) month period commencing February 1, 2026 to January 31, 2027.

3. If the Tenant fails to comply with any of 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 Landlord and Tenant Board without notice to the Tenant.

January 23, 2026

Date Issued

Nancy Fahlgren

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.