



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099494-25
LTB-L-104625-25

In the matter of: 1249 LESLIE DR
INNISFIL ON L9S0G3

Between: Oleh Kapelyukh Landlord

And

Bradley Alan Hitchcock Tenants
Rebecca Forward Anderson

Oleh Kapelyukh (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Alan Hitchcock and Rebecca Forward Anderson (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent. (LTB-L-099494-25)

The application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord, the Landlord's representative, Elina Vasilieva, and the Tenant, Rebecca Forward Anderson, were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

At the mediation the parties also agreed to discuss and resolve the following related application, which was scheduled to be heard on February 19, 2026: the Landlord's application for an order to terminate the tenancy and evict the Tenants because the Tenants did not pay the rent that the Tenants owe. (LTB-L-104625-25)

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The current lawful rent is \$2,135.00. It is due on the 1st day of each month.
2. The Landlord waives the application filing fee for application LTB-L-099494-25 in the amount of \$186.00.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$8,726.00. This amount represents \$6,405.00 for arrears owing rent up to January 31, 2026, \$2,135.00 for the monthly rent that will come due for February 2026, and \$186.00 for the application filing fee for application LTB-L-104625-25).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,135.00 on or before January 16, 2026;
 - \$800.00 on or before the 20th day of each month for the eight (8) month period commencing March 20, 2026 to October 20, 2026;
 - \$191.00 on or before November 20, 2026.
3. The Tenants shall also pay to the Landlord the lawful monthly rent, in full and on time, as and when it comes due on the 1st day of each month, for the period from March 1, 2026 to November 30, 2027.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and if arrears and costs as set out in paragraph 1 of this order are owing, an order requiring that the Tenants pay any new arrears, NSF fees and related charges that become owing after February 28, 2026.

January 21, 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.