



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

File Number: LTB-L-093875-25

In the matter of: 514, 545 THE WEST MALL
TORONTO ON M9C1G6

Between: WEST MALL HOLDINGS JOINT VENTURE Landlord
(1969)

And

KATIANA DEMILUS Tenant
ROMAN SAPASHNIKOV

WEST MALL HOLDINGS JOINT VENTURE (1969) (the 'Landlord') applied for an order to terminate the tenancy and evict KATIANA DEMILUS and ROMAN SAPASHNIKOV (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 21, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Sean Beard, and the Tenant participated in the mediation. The Tenant, Roman Sapashnikov, also represented the interests of Katiana Demilus, who did not attend the mediation.

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

It is agreed by the parties that:

A. The current lawful rent is \$1884.55 and it is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4024.20 which represents arrears of rent up to January 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$850.00	On or before January 23, 2026
\$300.00	On or before January 31, 2026
\$800.00	On or before February 21, 2026
\$300.00	On or before February 28, 2026
\$800.00	On or before March 21, 2026
\$300.00	On or before March 31, 2026
\$674.20	On or before April 21, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to April 30, 2026, or until the arrears are paid in full, whichever date is earliest.
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 28, 2026
Date Issued

 Monica Dairo
 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.