



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094299-25

In the matter of: 206, 32 BRYBECK CRESCENT
KITCHENER ON N2M2C6

Between: Signet Group Inc. Landlord

And

Fshay Malelik Tenants
Furtuna Goitom

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Fshay Malelik and Furtuna Goitom (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 22, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Representative, Sean Beard, the Tenant's translator, Frewini Futsum, and the Tenant, Furtuna Goitom, were present.

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

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$1,340.78**. This amount represents \$1,154.78 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 20, 2026	\$381.70
March 20, 2026	\$381.70
April 20, 2026	\$381.70

May 20, 2026	\$381.68
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3. The Tenants 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 May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

January 30, 2026
Date Issued

Ryan Gacnik
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.