



AMENDED
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-086474-25-AM

In the matter of: 1, 84 MARSHALL ST
WATERLOO ON N2J2T4

Between: Krafa Consultants & Management Inc. Landlord

And

Michael Szymanski Tenant

Board Order LTB-L-086474-25 was issued January 20, 2026. On January 20, 2026 the Landlord applied to clerically amend the Order as the terms contained an error pertaining to a date of payment in part 2(c) of the order. The order has been amended below to reflect the correct date. The changes are in bold italic. No other changes have been made

Krafa Consultants & Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Szymanski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

The application is amended to reflect the correct spelling of the Tenant's surname.

Eric Schroeder appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,586.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before February 1, 2026.
 - b) \$500.00 on or before March 1, 2026.

- c) \$1,083.00 on or before the first day of each month commencing **April 1, 2026** and concluding September 1, 2026.
 - d) \$1,088.00 on or before October 1, 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 October 31, 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 27, 2026
Date Issued

Andrew Rowell
Hearings Officer, Landlord and Tenant Board

Original date issued: January 20, 2026

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.

