



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084183-25

In the matter of: 605, 810 EDGEWORTH AVE
OTTAWA ON K2B5L5

Between: Homestead Land Holdings Limited Landlord

And

Anastasiia Kulikova Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Anastasiia Kulikova (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on December 22, 2025. The Landlord's legal representative, Crystal Sankey and the Tenant attended the hearing.

The parties reached an agreement after voluntarily participating in mediation and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,713.40. It is due on the 1st day of each month.
2. As of January 1, 2026, the new rent is \$1697.97, due on the 1st day of each month.
3. The arrears of rent owing to December 31, 2025, inclusive of the application filing fee of \$186.00 are \$637.50.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$637.50, which represents the arrears of rent and the application filing fee (\$186.00) for the period ending December 31, 2025, on or before January 15, 2026.
2. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for January 1, 2026, or until the arrears are paid in full, whichever date is earliest.
3. 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 December 31, 2025.

January 27, 2026
Date Issued

Britney Sooknanan
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.