



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094603-25

In the matter of: Apartment B, 115 Pembroke St
Toronto ON M5A2N9

Between: Zanit Investments Inc Landlord

And

Kaya Osobka Tenants
Estate of Paul Hill

Zanit Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kaya Osobka and Estate of Paul Hill (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 the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Ryan Gacnik.

The Landlord's Representative, Haseeb Ullah, the Landlord's Agent, Nasir Hemani, and the Tenants, Kaya Osobka, were present. The Tenants did not speak with Tenants Duty Counsel prior to mediation.

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 \$4,762.00 which includes \$4,576.00 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
January 23, 2026	\$1,450.00
March 15, 2026	\$500.00
April 15, 2026	\$500.00

May 15, 2026	\$500.00
June 15, 2026	\$500.00
July 15, 2026	\$500.00
August 15, 2026	\$500.00
September 15, 2026	\$312.00

3. The Tenants shall pay to the Landlord the rent for February 2026, on time and in full by February 7, 2026. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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 27, 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.