



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

File Number: LTB-L-068339-25

In the matter of: 4, 428 RICHMOND ST
LONDON ON N6A3C9

Between: Dan Dencev Landlord

And

Patricia Ross Tenant

Dan Dencev (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Ross (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 22, 2026. The Landlord's representative, Mark Dencev and the Tenant attended the hearing. The Landlord provided written authorization for his son, Mark Dencev to represent him at this hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$800.00. It is due on the 1st day of each month.
2. The Landlord waives the application filing fee (\$186.00).

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$8,880.00 which represents arrears of rent for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 20, 2026	\$400.00
March 20, 2026	\$400.00

April 20, 2026	\$400.00
May 20, 2026	\$400.00
June 20, 2026	\$400.00
July 20, 2026	\$400.00
August 20, 2026	\$400.00
September 20, 2026	\$400.00
October 20, 2026	\$400.00
November 20, 2026	\$400.00
December 20, 2026	\$400.00
January 20, 2027	\$400.00
February 20, 2027	\$400.00
March 20, 2027	\$400.00
April 20, 2027	\$400.00
May 20, 2027	\$400.00
June 20, 2027	\$400.00
July 20, 2027	\$400.00
August 20, 2027	\$400.00
September 20, 2027	\$400.00
October 20, 2027	\$400.00
November 20, 2027	\$400.00
December 20, 2027	\$80.00

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026 and continuing each month until December 1, 2027, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 30, 2026

Date Issued

Floredana Ungureanu

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.