



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

File Number: LTB-L-097624-25

In the matter of: BASEMENT FRONT UNIT, 197 JOHN
ST W
BRADFORD ON L3Z1J4

Between: Zoran Kutlarovski Landlord

And

Maria Sergio Tenant

Zoran Kutlarovski (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Sergio (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 29, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Edmund Clarke, the Landlord, the Tenant's support (POA), Diane Bailey, and the Tenant 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.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$936.00. This amount represents \$750.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
January 31, 2026	\$750.00
February 13, 2026	\$375.00
February 27, 2026	\$375.00
February 28, 2026	\$186.00

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 January 31, 2026.

February 3, 2026
Date Issued

Michelle Forrester
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.