



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-103501-25

In the matter of: 12 OLLERTON RD
NORTH YORK ON M3J1X8

Between: Dmitri Gaikovoi Landlord
Alexandra Gaikovaia

And

Armando Herrera-Ramon Tenant
Darwin Rojas

Dmitri Gaikovoi and Alexandra Gaikovaia (the 'Landlord') applied for an order to terminate the tenancy and evict Armando Herrera-Ramon and Darwin Rojas (the 'Tenant') because:

- the Tenants have
been persistently late in paying the Tenant's rent.

This application was to be heard by videoconference on January 26, 2026. The Landlord's representative, Anome Mehrabian, the Landlords, Dmitri Gaikovoi and ~~lexandra~~ Alexandra Gaikovaia, the Tenant's representative, Noland Merrick and the Tenant, Armando Herrera-Ramon, representing Darwin Rojas attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

This amended order is issued to correct clerical errors in the original order issued on February 2, 2026.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.

2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Landlord is waiving the application fee in paragraph 3 of this order above.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenant shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month for a period of twelve consecutive months, starting on February 1, 2026, and ending January 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 2, 2026

Date Issued

February 9, 2026

Date Amended

John Russett

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.