



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

File Number: LTB-L-099775-25

In the matter of: 53 SASCO WAY
ANGUS ON L3W0C8

Between: Vadim Spirov Landlord
Alexandra Spirov

And

Nadia Mahdi Tenant
Victor Davis

Vadim Spirov and Alexandra Spirov (the 'Landlord') applied for an order to terminate the tenancy and evict Nadia Mahdi and Victor Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediation by videoconference on February 9, 2026. Both Landlords attended. Tenant, Nadia Mahdi, attended on behalf of herself and her spouse. The Landlords accepted her verbal authorization. The parties reached a settlement and requested a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,950.00. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026 are \$8,850.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlord is \$9,036.00 (\$8,850.00 + \$186.00).
7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$8,850.00 for arrears of rent up to February 28, 2026 and \$186.00 costs, totalling \$9,036.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$9,036.00) in accordance with the following schedule:
 - . \$1,000.00 minimum on or before February 20, 2026
 - . \$1,212.50 minimum on or before the 20th of each month for March 20, 2026, April 20, 2026 and May 20, 2026
 - . \$2,199.25 minimum on or before the 20th of each month for June 20, 2026 and July 20, 2026.
3. 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 July 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 August 1, 2026.

February 18, 2026
Date Issued

Shawn Hayman
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.