



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097966-25

In the matter of: 21, 33 KIMBERLY DR
HAMILTON ON L8K6N8

Between: Victoria Park Community Homes Landlord

And

Michael Barkovich Tenants
Jessica Karniej

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Barkovich and Jessica Karniej (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on February 3, 2026. The Landlord's agent, Cheryl Lebel and the Tenant, Jessica Karniej attended the hearing. The Tenant, Jessica Karniej provided evidence that she was authorized by the second Tenant, Michael Barkovich to represent him in this matter. Before the start of the hearing the parties advised that they had reached an agreement. 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 \$1,211.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$6,072.00 which represents arrears of rent (\$5,886.00) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenants 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	\$358.00
March 20, 2026	\$358.00

April 20, 2026	\$358.00
May 20, 2026	\$358.00
June 20, 2026	\$358.00
July 20, 2026	\$358.00
August 20, 2026	\$358.00
September 20, 2026	\$358.00
October 20, 2026	\$358.00
November 20, 2026	\$358.00
December 20, 2026	\$358.00
January 20, 2027	\$358.00
February 20, 2027	\$358.00
March 20, 2027	\$358.00
April 20, 2027	\$358.00
May 20, 2027	\$358.00
June 20, 2027	\$344.00

3. The Tenants 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 March 1, 2026 and continuing each month until June 1, 2027, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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 February 28, 2026.

February 11, 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.