



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099437-25

In the matter of: Upper Unit, 4588 Nelson Cres.
Niagara Falls, ON L2E 1E9

Between: Alida Harcevic Landlord

And

Jana Vetrovsky Tenants
Rodney Vetrovsky

Alida Harcevic (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Jana Vetrovsky and Rodney Vetrovsky (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 4, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord, Alida Harcevic, the Tenants' support Ken Vandvelden, the Tenant Jana Vetrovsky on behalf of both Tenants were present. The Tenant did not speak to Tenant Duty Counsel prior to mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

Preliminary Issue

1. At the outset of the application the parties requested that the application be amended to remove Noah Miller as party to the application.

It is ordered on consent that:

1. The application is amended to remove Noah Miller as a party to this application.
2. The Tenants shall pay to the Landlord \$2,986.00, which includes:
 - a) \$2,800.00 for arrears owing up to February 6, 2026; and
 - b) \$186.00 for the fee paid by the Landlord for filing the application.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
February 20, 2026	\$2,986.00

4. The Tenants shall also pay to the Landlord rent in full as it comes due and owing for the period beginning February 1, 2026, through to February 28, 2026. The Tenants shall pay full rent owing on or before February 20, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 February 28, 2026.

February 12, 2026

Date Issued

Dillanique Knight

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.