



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-081607-25

In the matter of: 200 SHERWOOD AVE
LONDON ON N6A 2E9

Between: Adam Serdyuk Tenant

and

2690220 ontario inc c/o exclusive Rentals Landlord

Adam Serdyuk (the 'Tenant') applied for an order determining that 2690220 ontario inc c/o exclusive Rentals (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application came before me for a mandatory adjudicative case conference in videoconference 134 on February 11, 2026.

The Tenant, his support person Lena Serdyuk and the Landlord's agent Dena Fortin attended the case conference.

At the case conference, the parties advised that they had resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenants understood that the tenancy would be terminated.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated effective September 30, 2025.
2. On or before February 20, 2026, the Landlord shall pay the Tenant \$2,000.00 by e-transfer in full and final satisfaction of all claims raised in the application.

3. This order resolves all issues in this tenancy.

February 19, 2026

Date Issued

Nersi Makki

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.