



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000687-26

In the matter of: Main Apt, 41 Thirty-Second Street
Toronto ON M8W 3G3

Between: Andrey Nikolaev Landlord

And

Jessica Marchment Tenant
Jamie Reis

Andrey Nikolaev (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Marchment and Jamie Reis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on February 17, 2026.

The Landlord, Andrey Nikolaev and the Tenant, Jessica Marchment attended the hearing. The present confirmed she had the authority to consent on behalf of the Tenant, Jamie Reis who was not present at the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant paid the Landlord all the rent that was in arrears up to February 26, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 28, 2026, at 4.00% annually on the balance outstanding.

February 19, 2026
Date Issued

Tanya Speedie
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.