



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

File Number: LTB-L-100393-25

In the matter of: 105, 1589 VICTORIA PARK AVE
SCARBOROUGH ON M1R1P1

Between: Traymore Apartments Ltd. Landlord

And

Zoltan Farkas Tenants
Erika Varadi

Traymore Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Zoltan Farkas and Erika Varadi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

The Landlord's Representative, Matt Anderson, the Tenant, Erika Varadi, who attended on behalf of both Tenants, and the Tenants' Support Person, Ferenc Horvath, attended the hearing.

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 consequences of the joint submission.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,736.84, which represents the arrears of rent (\$3,550.84) and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a.) \$600.00 on or before February 17, 2026;
 - b.) \$600.00 on or before the 20th day of each month, beginning March 20, 2026, up to and including June 20, 2026; and
 - c.) \$736.84 on or before July 20, 2026.
3. The Tenants shall also pay to the Landlord new rent in full on or before the first (1st) day of each month for the period commencing March 1, 2026, to July 1, 2026, or until all the arrears are paid, whichever comes first.

4. If the Tenants fails 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 Residential Tenancies Act, 2006 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 24, 2026

Date Issued

Jane Dean

Member, 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.