



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

File Number: LTB-L-006537-26

In the matter of: 815, 28 KING ST W
STONEY CREEK ON L8G1H4

Between: The Effort Trust Company Landlord

And

Andrew Laszcz Tenants
Christiane Parsons

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Laszcz and Christiane Parsons (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was mediated by videoconference on February 23, 2026.

The Landlord Representative Abdulrahman Asiri and the Tenants Andrew Laszcz and Christiane Parsons attended the hearing.

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

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. Commencing **April 1, 2026**, the Tenants shall pay the monthly rent on or before the **first (1st)** day of each and every month for a **twelve (12)** month period ending **March 1, 2027**

3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall **also** pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - a) \$60.00 on or before April 1, 2026;
 - b) \$60.00 on or before May 1, 2026;
 - c) A final payment of \$60.20 on or before June 1, 2026.
5. If the Tenants do not pay the Landlord the amount owing in accordance with paragraph 4, the Tenants will start to owe interest. This will be simple interest calculated from the date of the first missed payment at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Sarah Harriman
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.