



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

File Number: LTB-L-103262-25

In the matter of: 226, 35 ST DENNIS DR
NORTH YORK ON M3C1G9

Between: SKPM RENTS 2 Landlord

And

ZUZANA POLAKOVA Tenants
DUSAN CONKA

SKPM RENTS 2 (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict ZUZANA POLAKOVA and DUSAN CONKA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on February 24, 2026. Sara Ginman, licenced paralegal, represented the Landlord. Zuzana Polakova attended on behalf of the Tenants.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent effective January 1, 2026, is \$1,364.84.
- b. The rent is due on the 1st of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,587.06. This amount represents \$5,401.06 for arrears of rent up to February 28, 2026, and the \$186.00 application filing fee (costs).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 20, 2026	\$650.00
April 20, 2026	\$650.00

May 20, 2026	\$4,287.06
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3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting March 2026 through to and including May 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any 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 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.

March 2, 2026
Date Issued

Joanne Lolato
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.