



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105447-25

In the matter of: Apt B, 115 PARKSIDE DR
TORONTO ON M6R2Y8

Between: Stefania Peric Landlord

And

Andrew Kirkland Tenant

Stefania Peric (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Kirkland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 24, 2026. Before the start of the hearing, the Landlord's Representative, Jolanta Chrzaszcz, the Landlord's son, Mirko Peric, the Tenant's Representative, Mark Bondy and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective March 31, 2026. This is a final termination date and is non-voidable.
- b) The lawful rent is \$728.00. It is due on the 1st day of each month.
- c) The rent arrears owing to February 28, 2026 and costs (\$186.00) are \$19,842.00.
- d) The Landlord agrees to waive \$18,386.00 from the arrears and costs to resolve the application.
- e) The Tenant agrees to pay \$1,456.00 toward the remaining arrears.
- f) The Tenant advised that there is currently no heat or electricity in the rental unit. The Landlord will investigate the issue regarding the heat and electricity and take steps to address the matter.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant shall vacate the unit on or before March 31, 2026.**
2. The Tenant shall pay the Landlord **\$1,456.00** which represents the negotiated arrears to be paid.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

February 26, 2026
Date Issued

Sarah Visnovec
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.