



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

File Number: LTB-L-100383-25

In the matter of: 103, 69 GAMBLE AVE
EAST YORK ON M4K2H4

Between: M&K CONSTRUCTION COMPANY Landlord

And

Serhii Kozhemiakin Tenant

M&K CONSTRUCTION COMPANY (the 'Landlord') applied for an order to terminate the tenancy and evict Serhii Kozhemiakin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on February 24, 2026. Before the start of the hearing, the Landlord's Representative, Matt Anderson and the Tenant advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Duty Counsel prior to the hearing.

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.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$16,832.31**, which represents the arrears of rent (\$16,626.31) costs (\$186.00) and NSF charges (\$20.00) outstanding for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 20, 2026	\$1,700.00

April 20, 2026	\$1,700.00
May 20, 2026	\$1,700.00
June 20, 2026	\$1,700.00
July 20, 2026	\$1,700.00
August 20, 2026	\$1,700.00
September 20, 2026	\$1,700.00
October 20, 2026	\$1,700.00
November 20, 2026	\$1,700.00
December 20, 2026	\$1,532.31

3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of March 2026 to December 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 3, 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.