



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

File Number: LTB-L-101912-25

In the matter of: Upper, 312 East 31st St.
Hamilton ON L8V3P8

Between: Borys Bykov Landlord

And

Catina Nelson Tenant

Borys Bykov (the 'Landlord') applied for an order to terminate the tenancy and evict Catina Nelson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

Although this is a French hearing block, the Landlord made an error in requesting French language services. Therefore, no French order will follow.

The parties agree that:

1. The lawful rent is \$2,150.00. It is due on the 27th day of each month.
2. The rent arrears owing to February 26, 2026 are \$2,063.00 which includes the \$186.00 application filing fee.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,063.00 for arrears of rent up to February 26, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

1. \$687.70 on or before March 20, 2026;
 2. \$687.70 on or before April 20, 2026; and
 3. \$687.60 on or before May 20, 2026.
3. For the lawful rent that is due and owing on February 27, 2026, for that month only, the Tenant shall pay the lawful rent on or before March 5, 2026.
 4. The Tenant shall pay to the Landlord rent on time and in full as it comes due and owing on or before the 27th of the month for the months of March 2026 and April 2026.
 5. 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 March 5, 2026.

March 2, 2026
Date Issued

Paula West Oreskovich
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.

