



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104837-25

In the matter of: 422, 798 RICHMOND ST W
TORONTO ON M6J3P3

Between: AKELIUS CANADA LTD. Landlord

And

PATRYK SIWAK Tenant

AKELIUS CANADA LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict PATRYK SIWAK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 26, 2026. The following parties participated in the mediation: The Landlord's representative, Mark Ciobotaru and the Tenant, Patryk Siwak.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$7,066.00** for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$344.33** on or before the 1st day of each month, for a period of 5 months, from March 1, 2026, up to and including July 1, 2026; and,
 - **\$5,000.00** on or before March 31, 2026; and,
 - A final payment of **\$344.35** on or before August 1, 2026 to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 1, 2026 to August 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
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 5, 2026
Date Issued

Rolland Roopchand
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.