



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003828-26

In the matter of: 210, 14 THE DONWAY E
NORTH YORK ON M3C1X7

Between: Hazelview Property Services Inc. Landlord

And

Kyle Melnyk Tenant
Sarah Gierusz

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Melnyk and Sarah Gierusz (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on March 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Peter Lopez, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of **twelve (12) months** from **April 1, 2026 until and including March 1, 2027**, the Tenant shall pay rent in full and on time by the first (1st) day of the month.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 5, 2026
Date Issued

Monica Dairo
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.