



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

**File Number:** LTB-L-103597-25

**In the matter of:** 1622, 411 DUPLEX AVE  
TORONTO ON M4R1V2

**Between:** CAPREIT LIMITED PARTNERSHIP Landlord

**And**

EKATERINA AVXENTYEVA Tenant  
EKATERINA KIBKALO

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict EKATERINA AVXENTYEVA and EKATERINA KIBKALO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026.

Jason Paine appeared as the Landlord's legal representative. Ekaterina Avxentyeva appeared on behalf of both Tenants and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$188.98 for arrears of rent up to March 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$31.50 on or before the first day of each month commencing April 1, 2026 and concluding August 1, 2026.
  - b) \$31.48 on or before September 1, 2026.
3. If the Tenants fail to make a payment as in paragraph 2 of this order the outstanding balance will immediately become due and payable in full, with interest accruing as of the date of the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding

**March 5, 2026**  
**Date Issued**

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**Andrew Rowell**  
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.