



March 4, 2026

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

File Number: LTB-L-106985-25

In the matter of: 15 HAYDOCK WAY
WHITBY ON L1N0M6

Between: Anastasiya Goremykina Landlord

And

Allison Diane Lunney Black Tenant
Donna Smith
Allan Smith

Anastasiya Goremykina (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Diane Lunney Black, Donna Smith and Allan Smith (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

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

The Landlords Legal representative Sabrina Marchionne and Allison Dianne Lunney Black attended on behalf of the other tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$16,186.00 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:

Date Payment Due	Amount of Payment
March 15, 2026	\$4000.00
March 31, 2026	\$4000.00
April 15, 2026	\$4000.00
April 30, 2026	\$4186.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph #1 #2 #3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

March 4, 2026
Date Issued

Jennifer Buckminster
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.