



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-109469-25

In the matter of: 1505, 40 HOMEWOOD AVE
TORONTO ON M4Y2K2

Between: Natalie Karazinoff Landlord

And

Stav Adivi
Amid Alaiyan Tenants

Natalie Karazinoff (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order requiring Stav Adivi and Amid Alaiyan (the 'Tenants') to pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on March 9, 2026. The Landlord attended and was self-represented. The Tenants attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$463.02. This amount represents rent arrears owing to the end of the tenancy and half of the cost of the \$186.00 application filing fee.
2. The parties agree that the payment can be made to the Landlord through e-transfer to the email address of the Landlord, 40homewoodcondo@gmail.com.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 31, 2026 at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Joanne Lolato
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.