



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

File Number: LTB-L-108933-25

In the matter of: 11, 84 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

Kristina Zarola Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Kristina Zarola (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on March 5, 2026.

The Landlord's Agent, Jaspreet Kaur, and the Tenant were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$662.19. This amount represents \$476.19 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee
2. The Tenant 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 13, 2026	\$25.00
March 20, 2026	\$50.00
March 27, 2026	\$25.00

April 10, 2026	\$25.00
April 20, 2026	\$50.00
April 24, 2026	\$25.00
May 8, 2026	\$25.00
May 20, 2026	\$50.00
May 22, 2026	\$25.00
June 5, 2026	\$25.00
June 19, 2026	\$25.00
June 20, 2026	\$50.00
July 3, 2026	\$25.00
July 17, 2026	\$25.00
July 20, 2026	\$50.00
July 31, 2026	\$25.00
August 14, 2026	\$25.00
August 20, 2026	\$50.00
August 28, 2026	\$25.00
September 11, 2026	\$25.00
September 20, 2026	\$12.19

3. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a period of 18 months commencing April 2026 to September 2027.
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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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 March 31, 2026.

March 17, 2026
Date Issued

Eno Ubia
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.