



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008865-26

In the matter of: 106, 3665 ARISTA WAY
MISSISSAUGA ON L5A4A3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Anita Hrynio Tenants
Othniel Olliver Neptune

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Anita Hrynio and Othniel Olliver Neptune (the 'Tenants') 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.

This application was heard by videoconference on March 11, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Natalia Abiniakine and the Tenants Anita Hrynio and Othniel Olliver Neptune participated in the mediation. The Tenants didn't speak to Tenant Duty Counsel.

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

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. For a period of twelve consecutive months, starting on April 1, 2026, up to and including March 1, 2027, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. If the Tenants fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

4. March 2026 rent will be paid on or before March 24, 2026.
5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 30, 2026.

March 18, 2026

Date Issued

Monique Browne

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.