



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002736-26

In the matter of: 1812, 1 Palace Pier Court
Toronto ON M8V3W9

Between: Aleksandra Danshina Landlord

And

Colton Sedgemore Tenant

Aleksandra Danshina (the 'Landlord') applied for an order to terminate the tenancy and evict Colton Sedgemore (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Aleksandra Danshina, The Landlord support Ted Yoon and the Tenant Colton Sedgemore participated in the mediation. The Tenant did speak with 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.

Agreed Fact:

1. April 2026 rent will be paid in full and on time by the Tenant on or before April 1, 2026.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$14,686.00, which represents the arrears of rent and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$1,223.83 on or before the first day of each month starting May 1, 2026, through to and including April 1, 2027.
3. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of May 2026 to April 2027, or until there are no arrears owing, whichever comes first.
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 paragraph 1 of 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's breach pursuant to section 78 of 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 25, 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.