



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002053-26

In the matter of: 1210, 11 MARGARET AVE
KITCHENER ON N2H6M4

Between: Homestead Land Holdings Limited

Landlord

And

Alec William Poczik

Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Alec William Poczik and Priscilla Poczik (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Agent, Ashleigh Searles and the Tenant, Alec William Poczik, on behalf of both Tenants were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The parties agree to amend the application to remove Priscilla Poczik as a Tenant.
2. The Tenant will provide the Landlord with a copy of Priscilla Poczik's death certificate on or before March 31, 2026.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$5,980.63**. This amount represents \$5,794.63 for arrears of rent up to **March 31, 2025**, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,600.00 on or before March 31, 2026.
 - \$800.00 on or before the last day of each month for the period April 30, 2026, to August 31, 2026.

- \$380.63 on or before September 30, 2026.
3. The Tenant 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, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
 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 31, 2026
Date Issued

Kevin Kordahi
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.