



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001930-26

In the matter of: 20, 35 SWORDBILL DR
ETOBICOKE ON M9A4V3

Between: Hi Lo Investments Landlord

And

Jolanta Dziura Tenants
Marta Dziura

Hi Lo Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Jolanta Dziura and Marta Dziura (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 24, 2026.

The application was scheduled to be heard on March 24, 2026., by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Sara Ginman, and the Tenant, Marta Dziura were present. The Tenant, Marta Dziura represented on behalf of all Tenants.

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. The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,912.51 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
Due on or before March 30, 2026	\$1,000.00
Due on or before April 13, 2026	\$1,000.00
Due on or before April 27, 2026	\$1,000.00
Due on or before May 11, 2026	\$912.51

3. The Tenants 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 May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 27, 2026
Date Issued

Maryam Cooper
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.