



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

File Number: LTB-L-104137-25

In the matter of: Main Floor, 3138 BAYVIEW AVE
NORTH YORK ON M2N5L4

Between: 1857533 Ontario Limited Landlord
Frank Murdocca

And

In Kyung Kim Tenant

1857533 Ontario Limited and Frank Murdocca (the 'Landlord') applied for an order to terminate the tenancy and evict In Kyung Kim (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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 Legal Representative, Emilio Vaiano, The Landlord's Agent, Michael Chung, and the Tenant, were present. 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 agreed that:

The lawful rent is \$2,500.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$22,686.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Arrears Payment Due Date	Payment Due
Due on or before August 30, 2026	\$10,000.00
Due on or before September 30, 2026	\$12,500.00
Due on or before September 30, 2025	\$186.00

3. The Tenant shall also pay to the Landlord new rent in accordance with the following schedule, owing for the period April 15, 2026, to September 15, 2026:
- The Tenant shall pay \$2000.00 for the lawful rent in April on or before April 15, 2026, and remainder \$500.00 on or before September 30, 2026.
 - The Tenant shall pay \$2000.00 for the lawful rent in May on or before May 15, 2026, and remainder \$500.00 on or before September 30, 2026.
 - The Tenant shall pay \$2000.00 for the lawful rent in June on or before June 15, 2026, and remainder \$500.00 on or before September 30, 2026.
 - The Tenant shall pay \$2,500.00 for the lawful rent in July on or before July 15, 2026.
 - The Tenant shall pay \$2,500.00 for the lawful rent in August on or before August 15, 2026.
 - The Tenant shall pay \$2,500.00 for the lawful rent in September on or before September 30, 2026.
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 26, 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.