



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004672-26

In the matter of: 1506, 181 JOHN ST N
HAMILTON ON L8L7Z7

Between: John Apartments Joint Venture o/a Valery Properties Landlord

And

Marek Mitac Tenant
Gabriela Kohutova

John Apartments Joint Venture o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Marek Mitac and Gabriela Kohutova (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 Agent, Tina Novak 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 ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,186.00 for arrears of rent up to March 31, 2026, and the application filing fee.
2. The Tenant shall pay to the Landlord the rent arrears amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before April 20, 2026,
 - \$500.00 on or before May 20, 2026,
 - \$500.00 on or before June 20, 2026,
 - \$500.00 on or before July 20, 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 July 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 paragraph 2 or 3 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.
5. The Tenant shall pay to the Landlord \$186.00 the application filing fee on or before August 20, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before August 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 21, 2026, at 4.00% annually on the balance outstanding.

March 30, 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.

