



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

File Number: LTB-L-012294-26

In the matter of: 608, 7471 YONGE ST
THORNHILL ON L3T2B9

Between: Beaux Properties Management Company Landlord

And

Vladimir Ofengenden Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Vladimir Ofengenden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 15, 2026.

The Landlord, represented by Athena Metaxas and the Tenant, represented by Alex Dolgono engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. There are no arrears owing by the Tenant for the period ending April 30, 2026. The application filing fee of \$186.00 has been paid in full.
2. For a period of twelve consecutive months, starting May 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month.
3. If the Tenant fails to comply with the terms indicated in paragraph 2 of this order, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this order, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant pursuant to Section 78 of *The Residential Tenancies Act, 2006*.

April 21, 2026
Date Issued

Cheryl Lavoie
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.