



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012213-26

In the matter of: 185 Queenston St Catharines ON L2R3A3

Between: Jerzy Kluczenko Landlords
Grazyna Kluczenko

And

Doug Strucke Tenant

Jerzy Kluczenko and Grazyna Kluczenko (the 'Landlords') applied for an order to terminate the tenancy and evict Doug Strucke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Jerzy Kluczenko and the Tenant participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$1,896.00 which represents \$1,710.00 for arrears of rent and costs of \$186.00 for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$150.00 on or before the 23rd day of each month in 12 equal payments commencing April 23, 2026, up to and including March 23, 2027.
 - \$96.00 on or before April 23, 2027.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026, to April 1, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 April 30, 2026.

April 21, 2026
Date Issued

Oluwatobi Abobarin
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.