



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

File Number: LTB-L-009534-26

In the matter of: 14 CHERRYWOOD DR
STONE CREEK ON L8G2P5

Between: JANET MARIE FEDUSZCZAK

Landlord

And

KRYSTAL PUSKAS
PETER LATULIPPE

Tenant

JANET MARIE FEDUSZCZAK (the 'Landlord') applied for an order to terminate the tenancy and evict KRYSTAL PUSKAS and PETER LATULIPPE (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 14, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, David Blosser, and the Tenants were present.

As a result of the mediation, 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.

Agreed facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants was in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on April 11, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,750.00. It was due on the 1st day of each month.
5. The Tenants has not made any payments since the application was filed.
6. The rent arrears owing to April 11, 2026 are \$21,085.52.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 11, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$21,244.52. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$300.00 on or before the last day of each month, for the period beginning, May 31, 2026, for seventy (70) months; and
 - b) \$244.52 on or before March 31, 2032.
4. If the Tenant does not pay the Landlords the amount owing on or before the agreed upon dates as per this order, the balance owing under paragraph 2 of this order shall become due and payable to the Landlord on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 21, 2026
Date Issued

Michelle Forrester
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.

