



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012140-26

In the matter of: 207, 35 Cedarcroft Boulevard
North York ON M2R2Z4

Between: 35 Cedarcroft Boulevard Ltd Landlord

And

Arthur Machyiv Tenants
Rona Haimov

35 Cedarcroft Boulevard Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Arthur Machyiv and Rona Haimov (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on April 15, 2026.

The Landlord's Legal Representative, Richard Hissey, attended on behalf of the Landlord.

The Tenant, Rona Haimov, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,196.89.
2. The total amount the Tenants owe to the Landlord is \$2,818.46 including arrears of rent (\$2,632.46) and costs (\$186.00) up to April 30, 2026.
3. The Tenants paid \$2,147.00 to the Landlord on April 14, 2026 but this payment has not yet been received by the Landlord. The parties will allow until April 25, 2026 for the payment to be received and applied to the Tenants' account.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,818.46 which represents the arrears of rent (\$2,632.46) and costs (\$186.00) outstanding for the period ending April 30, 2026.

2. The Landlord's application for eviction of the Tenants is denied on the condition that:
- a. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
April 25, 2026	\$2,147.00
April 25, 2026	\$335.73
May 25, 2026	\$335.73

- b. The Tenants shall also pay the Landlord the rent for May 2026 in full, on or before May 5, 2026.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable 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 24, 2026
Date Issued

Angela McLaughlin
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.