



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013989-26

In the matter of: 18, 160 DENSMORE RD
COBOURG ON K9A4J9

Between: Alexander Moshkovich Landlords
Alla Moshkovich

And

Adam James Upshaw Tenant

Alexander Moshkovich and Alla Moshkovich (the 'Landlords') applied for an order to terminate the tenancy and evict Adam James Upshaw (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on April 23, 2026. Before the start of the hearing, the Landlord's Representative, Elina Vasilieva, the Tenant support person, Lily Cole and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlords **\$5,978.00**, which represents the arrears of rent (\$5,792.00) and costs (\$186.00) outstanding for the period ending May 14, 2026.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2026	\$715.00
June 1, 2026	\$715.00
July 1, 2026	\$715.00

August 1, 2026	\$715.00
September 1, 2026	\$715.00
October 1, 2026	\$715.00
November 1, 2026	\$715.00
December 1, 2026	\$715.00
January 1, 2027	\$258.00

3. The Tenant shall also pay the Landlords the rent in full, on or before the fifteenth (15) day of each corresponding month for the months of May 2026 to January 2027, or until there are no arrears owing, whichever comes first.
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 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 May 14, 2026.

April 24, 2026
Date Issued

 Sarah Visnovec
 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.