



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-015581-26

In the matter of: 1005-555 Sheppard Ave. W.
Toronto, ON M3H2R7

Between: IJJ Properties Inc. c/o Realstar Corp. Landlord

And

Alexandre Kasterine Tenant

IJJ Properties Inc. c/o Realstar Corp. (the 'Landlord') applied for an order requiring Alexandre Kasterine (the 'Tenant') to pay the rent owed.

This application was heard by videoconference on May 7, 2026.

The Landlord's legal representative, Martin Zarnett, and the Tenant's legal representative, Kyle Warwick attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from May 1, 2022, to May 31, 2026.
3. The lawful rent is \$1,490.03. It is due on the 1st day of each month.
4. The rent arrears owing to May 31, 2026, are \$7,294.30.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,480.30. This amount includes rent arrears owing up to May 31, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026, at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Ken Audziss
Member, 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.