



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

File Number: LTB-L-017601-26

In the matter of: 0222, 3880 BATHURST ST
NORTH YORK ON M3H3N6

Between: WESTDALE CONSTRUCTION CO. LIMITED Landlord

And

ALEXANDER GATSUKOV Tenant

WESTDALE CONSTRUCTION CO. LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict ALEXANDER GATSUKOV (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on May 6, 2026. The Landlord's agent, Elizabeth Fera, and the Tenant, Alexander Gatsukov, attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,852.24. It is due on the 1st day of each month.
3. The Tenant has paid \$4,000.00 to the Landlord since the application was filed.
4. The rent arrears owing to May 31, 2026, are \$7,113.44.
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 owes the Landlord \$7,299.44 which represents the arrears of rent and application fee (\$186.00) outstanding for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount owing in paragraph 1 as follows:

	Date Payment Due	Amount of Payment
a.	May 27, 2026	\$1,300.00 (Arrears and application filing fee)
b.	June 10, 2026	\$1,300.00 (rent)
c.	June 24, 2026	\$552.24 (rent)
d.	June 24, 2026	747.76 (arrears)
e.	July 8, 2026	\$1,300.00 (rent)
f.	July 22, 2026	\$552.24 (rent)
g.	July 22, 2026	\$747.76 (arrears)
h.	August 5, 2026	\$1,300.00 (rent)
i.	August 19, 2026	\$552.24 (rent)
j.	August 19, 2026	747.76 (arrears)
k.	September 2, 2026	\$1,300.00 (rent)
l.	September 16, 2026	\$552.24 (rent)
m.	September 16, 2026	\$747.76 (arrears)
n.	September 30, 2026	\$1,300.00 (rent)
o.	October 14, 2026	\$552.24 (rent)
p.		\$747.76 (arrears)
q. +	October 28, 2026	\$552.24 (rent)

r.	October 28, 2026	\$747.76 (arrears)
s.	November 11, 2026	\$1,300.00 (rent)
t.	November 25, 2026	\$552.24 (rent)
u.	November 25, 2026	\$747.76 (arrears)
v.	December 9, 2026	\$1,300.00 (rent)
w.	December 23, 2026	\$765.12 (Balance outstanding arrears)

4. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 11, 2026
Date Issued

 John Russett
 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.