



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

File Number: LTB-L-017974-26

In the matter of: 28 ST CHARLES ST
BELLEVILLE ON K8P2V6

Between: JJEK PROPERTIES HOLDINGS INC. Landlord

And

JASMINE ZELASKO Tenants
THOMAS ZELASKO

JJEK PROPERTIES HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JASMINE ZELASKO and THOMAS ZELASKO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 13, 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 and Tenant, JASMINE ZELASKO, on behalf of both 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.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$19,295.00 for arrears of rent up to May 31, 2026, and the cost of the filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$1,888.00 towards the partial monthly rent, plus \$250.00 towards arrears of rent on or before the 20th day of each month beginning May 20, 2026, up to and including September 20, 2028.
 - b) The Tenants shall pay \$1,500.00 towards the partial monthly rent, plus \$250.00 towards arrears of rent on or before the 1st day of each month beginning June 1, 2026, up to and including October 1, 2028.

c) The Tenants shall pay the Landlord \$4,795.00 towards the arrears of rent on or before October 31, 2028.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of June 1, 2026, to October 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 19, 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.