



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

**File Number:** LTB-L-019530-26

**In the matter of:** 105, 611 HERITAGE DR  
KITCHENER ON N2B3J3

**Between:** Greenwin Corp. Landlord

**And**

Sorin Surdoiu Tenants  
Nicoleta Surdoiu

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Sorin Surdoiu and Nicoleta Surdoiu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 13, 2026.

The parties attended a hearing on May 13, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO), Ryan Gacnik.

The Landlord's Representative, Jinal Patel, and the Tenants were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$3,771.97 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Payment Due Date                    | Payment Due |
|-------------------------------------|-------------|
| Due on or before June 25, 2026      | \$900.00    |
| Due on or before July 25, 2026      | \$900.00    |
| Due on or before August 25, 2026    | \$900.00    |
| Due on or before September 25, 2026 | \$1,071.97  |

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 June 1, 2025, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 15, 2026**  
**Date Issued**

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**Ryan Gacnik**  
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.