



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017393-26

In the matter of: 1002, 6030 BATHURST ST
NORTH YORK ON M2R1Z9

Between: Hazelview Property Services Inc Landlord

And

Igor Djerea Tenant
Nina Scirova

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Igor Djerea and Nina Scirova (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 19, 2026.

The Landlords representative Mr. Lopez and the Tenant attended the hearing, the tenant was supported by Mr. Anih.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$8,130.46** for arrears of rent and costs and AGI increases up to **May 31, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) On or before, June 15, 2026, the Tenant will pay \$4,500.00 representing arrears;
 - (b) Effective June 20, 2026, and on or before the 20th day of each consecutive month for a period of 12 consecutive months, the Tenant will pay \$302.80 representing arrears and filing fees.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **June 10, 2026**, and on or before the 10th day of each consecutive month, until the arrears are paid in full.
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 Landlord pursuant to paragraphs 1, 2, 3, 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 31, 2026.

May 20, 2026

Date Issued

Suzy Franklyn

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.