



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

File Number: LTB-L-020069-26

In the matter of: Second floor, 3270A YONGE ST
TORONTO ON M4N 2L6

Between: Philip Jacobs Landlord

And

Sarka Cervenakova Tenant

Philip Jacobs (the 'Landlord') applied for an order to terminate the tenancy and evict Sarka Cervenakova (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026.

The Landlord's Representative, Harvey Feifel, the Landlord, Philip Jacobs and the Tenant, Sarka Cervenakova attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed the Landlord is waiving the \$186.00 filing fee.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$17,000.00 for arrears of rent 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, and every 15th day of the month for 24 payments, up to and including May 15, 2028, \$700.00.
 - b) On or before June 15, 2028, \$200.00.
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 1, 2026 to June 30, 2028, or until the arrears are paid in full, whichever date is earliest.

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 paragraph 1 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 22, 2026
Date Issued

Tanya Speedie
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.