



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010490-26

In the matter of: 11, 84 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

Kristina Zarola Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Kristina Zarola (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on May 19, 2026.

Before the start of the hearing the Landlord's legal representative Petar Guzina and the Tenant Kristina Zarola engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if, for the period of May 19, 2026 through to and including October 31, 2027, the Tenant meets the conditions set out below.
2. Within 7 days of the hearing date, the Tenant will bring the rental unit to an ordinary state of cleanliness and maintain the rental unit at an ordinary state of cleanliness thereafter.
3. The Tenant shall cooperate with the Landlord to dispose of the mattress or any other property that is identified by the Landlord's pest control company as infested and requiring disposal.

4. The Tenant shall fully cooperate with all pest control inspections and treatments for the rental unit, including:
 - a) permitting access to the Landlord and their pest control company when provided with a lawful notice of entry.
 - b) preparing the rental unit for pest control inspection and treatments in accordance with the prep sheet provided by the Landlord and/or the Landlord's pest control company.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, or 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - a) \$46.50 payable on or before June 20, 2026
 - b) \$46.50 payable on or before July 20, 2026
 - c) \$46.50 payable on or before August 20, 2026
 - d) \$46.50 payable on or before September 20, 2026
7. If the Tenant fails to make any one of the payments in accordance with paragraph 6 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 6 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

May 29, 2026
Date Issued

Diego Fernandez-Stoll
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.\