



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

File Number: LTB-L-022579-26

In the matter of: 408, 4750 JANE ST
NORTH YORK ON M3N2W4

Between: 1351895 Ontario Limited Landlord

And

Salam Polus Tenants
Sawson Rafaeel

1351895 Ontario Limited (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Salam Polus and Sawson Rafaeel (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on May 21, 2026. Patricia Marshall, full-time employee of the Landlord, represented the Landlord. Salam Polus attended on behalf of the Tenants.

Prior to the start of the hearing, the parties engaged in a private discussion and resolved the application. The parties requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,693.49. This amount represents \$2,507.49 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 on or before July 3, 2026.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st day of the month for each of June 2026 and July 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 29, 2026
Date Issued

Joanne Lolato
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.