



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

**File Number:** LTB-L-025343-26

**In the matter of:** 1, 493 BRENNAN ST  
NORTH BAY ON P1B6J7

**Between:** Pawel Blazejewicz Landlord

**And**

Nikita Penner Tenants  
Kamon Berry

Pawel Blazejewicz (the 'Landlord') applied for an order to terminate the tenancy and evict Nikita Penner and Kamon Berry (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The application was heard by videoconference on May 21, 2026. The Landlord, the Landlord's support, Jim Stewart and the Tenant, Nikita Penner attended the hearing. The Tenant, Nikita Penner provided evidence that she was authorized by the second Tenant, Kamon Berry to represent him in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged 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 that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The lawful monthly rent is \$1,537.62. It is due on the 1<sup>st</sup> day of each month.
2. On the application the Landlord is named as Pawel pawel. The parties mutually requested to amend the application to correctly identify the Landlord as Pawel Blazejewicz. Therefore, throughout this order, Pawel Blazejewicz is referred to as the Landlord.

**On consent it is ordered that:**

1. The application is amended to correctly identify the Landlord as Pawel Blazejewicz.
2. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
3. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1<sup>st</sup> day of each month for the twelve (12) month period commencing June 1, 2026 to up and inclusive May 1, 2027.

4. If the Tenants fail to comply with the conditions set out in paragraph 3 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 Tenants. 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 Tenants.

**May 27, 2026**  
**Date Issued**

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Floredana Ungureanu  
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.