



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

File Number: LTB-L-020073-26

In the matter of: 421, 31 ST DENNIS DR
NORTH YORK ON M3C1G7

Between: SKPM RENTS 2 Landlord

And

LUCIA SCUKOVA Tenants
PECHA STEFAN

SKPM RENTS 2 (the 'Landlord') applied for an order to terminate the tenancy and evict LUCIA SCUKOVA and PECHA STEFAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 20, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Sara Ginman, and the Tenant, Lucia Scukova on behalf of both Tenants, were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,668.57 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Amount of Payment
June 1, 2026	\$610.00
July 1, 2026	\$610.00
August 1, 2026	\$610.00

September 1, 2026	\$610.00
October 1, 2026	\$610.00
November 1, 2026	\$618.57

3. The Tenants 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 November 1, 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.

June 2, 2026
Date Issued

 Christine Leitch
 Hearings Officer, Landlord and Tenants 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.

