



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101166-24

In the matter of: 412, 240 WELLESLEY ST E
TORONTO ON M4X1G5

Between: 260 Wellesley Residences Landlord

And

Madina Bagalova Tenant

260 Wellesley Residences (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Madina Bagalova (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the Tenancy and requested an Order on consent.

The Landlord and the Tenant participated in the mediation on February 5, 2025, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing on the 1st day of each month, for the twelve (12) month period commencing March 1, 2025
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2025, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2025 at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Dillanique Knight
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.