



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

File Number: LTB-L-026305-26

In the matter of: 510, 2464 WESTON RD
NORTH YORK ON M9N0A2

Between: Lajos Csotar Landlord

And

Lecent A. Josephs Tenant

Lajos Csotar (the 'Landlord') applied for an order to terminate the tenancy and evict Lecent A. Josephs (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application) and
- the Tenant has been persistently late in paying the Tenant's rent (L2 Application).

The application was heard by videoconference on June 3, 2026. The Landlord, the Landlord's legal representative, Brian Rubin, the Tenant and the Tenant's legal representative, Kevin Josephs attended 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 \$2,000.00. It is due on the 1st day of each month.
2. On the application Lacent A Josephs, Lacenta Josephs and Kevin Walters are named as Tenants. The parties mutually requested to amend the application to remove Lacenta Josephs and Kevin Walters as parties/tenants. Therefore, throughout this order, Lecent A. Josephs is referred to as the Tenant.
3. On the application the Tenant is named as Lacent A Josephs. The parties mutually requested to amend the application to correctly identify the Tenant as Lecent A. Josephs. Therefore, throughout this order, Lecent A. Josephs is referred to as the only party/tenant.

4. At the hearing, the Landlord sought to withdraw the L1 application. In accordance with subsection 200(4) of the Residential Tenancies Act, 2006 (the 'Act') I consent to the withdrawal of the application

On consent it is ordered that:

L1 Application

1. The application is withdrawn.

L2 Application

1. The application is amended to remove Lacenta Josephs and Kevin Walters as parties/tenants.
2. The application is amended to identify the Tenant as Lecent A. Josephs.
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
4. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period commencing July 1, 2026 and continuing each month until June 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 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.

June 10, 2026

Date Issued

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.