



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

File Number: LTB-L-024499-26

In the matter of: 13 RACEMOSE ST
NEPEAN ON K2J6Z9

Between: Uri Lazarev Landlords
Irina Lazarev

And

Christian Kunda-A-Tombe Tenants
Nistra Gilbert

Uri Lazarev and Irina Lazarev (the 'Landlords') applied for an order to terminate the tenancy and evict Christian Kunda-A-Tombe and Nistra Gilbert (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 3, 2026.

The Landlords' Representative, Grace George, and the Tenant, Christian Kunda-A-Tombe, attended the hearing.

The parties before the Board consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$18,986.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

June 12, 2026	\$6,000.00
On or before the 26 th of each month from July 2026 to June 2027	\$1,000.00
July 26, 2027	\$936.00

3. The Tenants shall pay to the Landlords the lawful rent for June 2026, on or before June 26, 2026.
4. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period July 1, 2026, to July 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 12, 2026
Date Issued

Dawn Carr
Member, 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.