



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029992-26

In the matter of: UNIT 6, 3488 YONGE ST
TORONTO ON M4N2N4

Between: 2850429 Ontario Inc. Landlord

And

Serhii Riabyi Tenant

2850429 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Serhii Riabyi (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 application was scheduled to be heard by video conference on June 9, 2026.

Before the start of the hearing the Landlord's legal representative Yun Tao Li, the Tenant Serhii Riabyi, the Tenant's support person Lyudmila Revenko, the Tenant's interpreter Iryna Killian and the Tenant's lawyer Kyle Warwick engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and payable for the period of July 1, 2026, through to and including June 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

3. The Landlord waives the application filing fee.

June 15, 2026

Date Issued

Diego Fernandez-Stoll

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.