

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

File Number: LTB-L-044393-26

In the matter of: 108, 16 DIXIE RD
ST CATHARINES ON L2N7N5

Between: Ukrainian Non-Profit Homes Corporation of
Niagara

And

Zenko Doszczyn Tenant

Ukrainian Non-Profit Homes Corporation of Niagara (the 'Landlord') applied for an order to terminate the tenancy and evict Zenko Doszczyn (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).

Prior to the hearing date, on June 5, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Judith Callender, and the Tenant were present.

As a result of the mediation 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.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$3,437.50 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Amount	Payment Date
\$974.75	July 1, 2026
\$974.75	August 1, 2026
\$974.75	September 1, 2026
\$513.25	October 1, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of each month, for the period from July 1, 2026, through to October 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the twelve (12) consecutive months, commencing July 1, 2026, up to and including December 1, 2027.
6. If the Tenant fails to make any of the payments in paragraph 5 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

June 16, 2026
Date Issued

 Michelle Forrester
 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 28, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

