



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

**File Number:** LTB-L-027424-26

**In the matter of:** 407, 989 EGLINTON AVE W  
YORK ON M6C2C6

**Between:** Southover Charitable Foundation Landlord

**And**

John Nalesnyk Tenant

Southover Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict John Nalesnyk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 4, 2026.

The Landlord's Representative, Mark Ciobotaru, and the Tenant.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

### **It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$1,228.00 This amount represents \$1,042.00 for arrears of rent up to June 30, 2026, and the \$186.00 application filing fee
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$691.00 on or before June 19, 2026, and
  - \$179.00 on or before the 1st day of each month commencing July 1, 2026, and for the next 3 months up to and including September 1, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 2026 to September 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 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 breach pursuant

to section 78 of the Residential Tenancies Act, 2006 (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.

**June 16, 2026**  
**Date Issued**

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**Eno Ubia**  
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.