



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

File Number: LTB-L-038500-26

In the matter of: 1212, 1666 OUELLETTE AVE
WINDSOR ON N8X4V2

Between: Marine City Apartments Landlord

And

Rob Bulat Tenant

Marine City Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Rob Bulat (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord, Ira Udaskin and the Tenant, Rob Bulat 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,094.14. This amount represents \$908.14 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
July 21, 2026	\$162.19
August 21, 2026	\$162.19
September 21, 2026	\$162.19
October 21, 2026	\$162.19

November 21, 2026	\$162.19
December 21, 2026	\$162.19
January 21, 2027	\$121.00

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 21, 2026, to January 21 2027, 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.

June 26, 2026
Date Issued

 Ryan Gacnik
 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.