



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

**File Number:** LTB-L-035020-26

**In the matter of:** 1507, 25 ORDNANCE ST  
TORONTO ON M6K 0E9

**Between:** BK PRIME ONTARIO 1 LP Landlord

**And**

SHEWIT KALATY Tenant

BK PRIME ONTARIO 1 LP (the 'Landlord') applied for an order to terminate the tenancy and evict SHEWIT KALATY (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 22, 2026. The Landlord's Representative, paralegal, Mark Ciobotaru, and the Tenant, Shewit Kalaty, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster 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.

**Agreed Facts:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$2,562.00. It is due on the 1st day of each month.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. The Tenant shall pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph #2 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 31, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

**June 26, 2026**  
**Date Issued**

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Pauline Brewster  
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 January 2, 2027, 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.