

June 3, 2025

Aaron Lasovski
904 – 15 Orton Park Rd.
Scarborough, ON M1G 3G3

Dear Resident(s),

As we navigate together through these difficult times we would like to advise you that your rent remains outstanding and in order to preserve our rights at the Landlord and Tenant Board we are enclosing an N4 which provides you with fourteen (14) days to pay your outstanding arrears. We do understand that some of you may not have the means to meet your rent obligations and to that end we are willing to discuss a payment plan with you, in accordance with Ontario's Bill 184. Please contact Jana Komisar by email at jkomisar@crestview.ca or telephone at 416-444-6636 by **June 17, 2025** to discuss a payment plan. In the event you contact us to discuss a mutually agreed upon payment plan we may still choose to file with the board however in the event we do so and you have made all stipulated payments we will cancel the hearing if payment is made in full and in the event that you are abiding by your agreement we are willing to continue the plan through a consent order or mediated agreement.

We realize that your time is valuable, and, in the event, you are complying with your plan and cannot attend we will instruct our Paralegal to ensure that an order with the agreed upon terms will be issued.

As you know all levels of Government have various programs available to assist you with your various financial obligations in addition to which you may wish to contact the Rent Bank.

Thanking you all in advance for your cooperation. Please stay safe and healthy through these difficult times

Sincerely,

Jana Komisar
JANA KOMISAR
Property Manager

/ls

To: (Tenant's name) include all tenant names	From: (Landlord's name)
AARON LASOVSKI 15 Orton Park Road . UNIT : 0904 Scarborough ON M1G 3G3	DPA Developments Inc. - c/o Bert F. Grant Management Limited
Address of the Rental Unit:	
15 Orton Park Road . UNIT : 0904 Scarborough ON M1G 3G3	

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I believe you owe me \$ 1 2 3 7 . 7 7 in rent.

See the table on the next page for an explanation of how I calculated this amount.

I can apply to the Board to have you evicted if you do not:

- **pay this amount by** 1 7 / 0 6 / 2 0 2 5. This is called the termination date.

Or

- **move out by the termination date.**

If another rent payment becomes due on or before the date you make the above payment to your landlord, you must also pay this extra amount.

WHAT YOU NEED TO KNOW

The following information is provided by the Landlord and Tenant Board

The termination date

The date that the landlord gives you in this notice to pay or move out must be at least:

- 14 days after the landlord gives you the notice, if you rent by the month or year, or
- 7 days after the landlord gives you the notice, if you rent by the day or week.

What if you agree with the notice?

If you agree that you owe the amount that the landlord is claiming, you should pay this amount by the termination date in this notice. If you do so, the landlord cannot apply to the Board to evict you based on this notice.

If you do not pay the amount owing, you do not have to move out. However, the landlord can apply to the Board to evict you. If the landlord applies to the Board to evict you and the Board orders the eviction, you will likely have to pay the landlord's filing fee, in addition to what you owe.

What if you disagree with the notice?

You do not have to move out if you disagree with this notice. You could talk to your landlord. You may also want to get legal advice. If you cannot work things out, the landlord may apply to the Board for an order to evict you. The Board will schedule a hearing where you can explain why you disagree.

What if you move out?

If you move out by the termination date in this notice, your tenancy will end on the termination date. However, you may still owe money to your landlord. Your landlord will not be able to apply to the Board but they may still take you to Court for this money.

**How will
you
know if the
landlord
applies to
the Board?**

The earliest date that the landlord can apply to the Board is the day after the termination date in this notice. If the landlord does apply, the Board will schedule a hearing and send you a copy of the application and the *Notice of Hearing*.

**What you
can do if
the
landlord
applies to
the Board**

- Talk to your landlord about working out a payment plan.
- Go to the hearing where you can respond to the claims your landlord makes in the application; in most cases, before the hearing starts you can also talk to a Board mediator about mediating a payment plan.
- Get legal advice immediately; you may be eligible for legal aid services.

**How to get
more
information**

For more information about this notice or about your rights, you can contact the Landlord and Tenant Board. You can reach the Board by phone at **416-645-8080** or **1-888-332-3234**. You can also visit the Board's website at tribunalsontario.ca/ltb.

The following information is from your landlord

This table is completed by the landlord to show how they calculated the total amount of rent claimed on page 1:

Rent Period From: (dd/mm/yyyy)	To: (dd/mm/yyyy)	Rent Charged \$	Rent Paid \$	Rent Owing \$
01/06/2025	30/06/2025	1237.77	0.00	1237.77
Total Rent Owing \$				1237.77

Signature

Landlord

Representative

First Name

L I Z A

Last Name

S C H O T T

Phone Number

(4 1 6) 4 4 4 - 6 6 3 6

Signature

Liza Schott

Date (dd/mm/yyyy)

03/06/2025

Representative Information (if applicable)

Name	LSUC #	Company Name (if applicable)	
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Province	Postal Code	Fax Number