



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

File Number: LTB-L-084033-25

In the matter of: 432, 100 MILL ST
TORONTO ON M5A0Y1

Between: DKT B10 LP, c/o Tricon Residential Landlord

And

Anatoliy Blokha Tenant

DKT B10 LP, c/o Tricon Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Anatoliy Blokha (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 16, 2025.

The Landlord's full-time employee, Anna Savchuk as well as the Landlord's legal representative, Faith McGregor, a licensed paralegal, and the Tenant attended the hearing.

The Landlord intends to commence an application for arrears of rent and the Landlord's representative asked that the issue of the last month's rent deposit and daily compensation be deferred to the hearing of the future L1 application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before January 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 18, 2026 at 4.00% annually on the balance outstanding.

January 6, 2026

Date Issued

Christina Budweth

Member, 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 July 1, 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.