



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

File Numbers: LTB-L-096325-25
LTB-L-092855-25

In the matter of: 2704, 25 ORDNANCE ST
TORONTO ON M6K0E9

Between: BK PRIME ONTARIO 1 LP Landlord

And

EVGENIIA (EVA) GRAKHOVSKAIA Tenant

BK PRIME ONTARIO 1 LP (the 'Landlord') applied for an order to terminate the tenancy and evict EVGENIIA (EVA) GRAKHOVSKAIA (the 'Tenant') because the Tenant did not pay the rent that the Tenant's owe, and 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 22, 2025, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Ashley Silverman, the Landlord's legal representative, David Ciobotaru, the Tenant and the Tenant's support, Anton Frolov participated in mediation however, parties reached consent prior to mediation. The parties agreed to bring forward L1 Application File Number: LTB-L-092855-25 originally scheduled for February 2, 2026, and resolve all matters raised in both applications.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent of the parties, it is ordered that:

L1 Application

1. The Tenant shall pay to the Landlord \$6,127.50 which represents \$5,941.50 for arrears of rent and costs of \$186.00 for the period ending December 31, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- \$789.18 on or before the 1st day of each month in seven equal payments commencing January 1, 2026, up to and including July 1, 2026.
 - \$603.24 on or before August 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 January 1, 2026, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.

L2 Application

4. The Tenant shall also pay to the Landlord the full monthly rent due on or before the first day of each month for the period of September 1, 2026, to August 1, 2027, or for a period of 12 consecutive months to commence when the rent arrears are paid in full.
5. 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 paragraphs 1 & 4 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 December 31, 2025.
6. On or before August 1, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the L2 application.
7. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 6 of this order, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2026, at 4.00% annually on the balance outstanding.

January 7, 2026
Date Issued

Oluwatobi Abobarin
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.