



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

File Number: LTB-L-090479-25

In the matter of: Upper Front, 58 MELBOURNE AVE
TORONTO ON M6K1K7

Between: Ilan Cohen Landlord

And

Mark Ellam Bugyra Tenant

Ilan Cohen (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Ellam Bugyra (the 'Tenant') because:

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

This application was heard by videoconference on January 6, 2026. The Landlord's legal representative, Roman Komarov and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 12-month period starting February 1, 2026, through to and including January 1, 2027.
2. If the Tenant fails to make any of the payments noted in paragraph 1 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy and evicting the Tenant.

January 8, 2026

Date Issued

Sonja Hudson

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.