



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

File Number: LTB-L-083101-25

In the matter of: 1912, 88 ERSKINE AVE
TORONTO ON M4P1Y3

Between: ERSKINE GREEN LIMITED Landlord

And

IRINA STAMER Tenant

ERSKINE GREEN LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict IRINA STAMER (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Mediation was held on January 13, 2026. The following parties participated in the mediation: The Landlord's representative, Geoff Paine, the Landlord, Susan Pribicevic, and the Tenant, Irna Stamer. Also present at the mediation supporting the Tenant was David Khaskin.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that:
 - (a) For the remaining duration of the tenancy, the Tenant, the Tenant's guests or occupants of the unit shall not smoke in the rental unit or on the balcony of the rental unit, or anywhere else on the property of the residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

3. On or before February 15, 2026, the Tenant shall pay to the Landlord **\$186.00** which represents the Landlord's cost of filing this application (\$186.00).
4. Should the Tenant fail to make the payment listed in paragraph 3 in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting February 16, 2026. The Landlord has the right to collect the balance outstanding under this Order.
5. This Order on Consent is in full and final settlement of this application.

January 19, 2026
Date Issued

Ryan Gacnik
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.