



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Gorchakov v Svendsen, 2026 ONLTB 10212

Date: 2026-01-28

File Number: LTB-L-065972-24-RV2

In the matter of: 6, 619 RIDLEY AVE
CORNWALL ON K6J3V6

Between:	Dmitry Gorchakov	Landlord
	And	
	Krystle Svendsen	Tenant

Review Order

Dmitry Gorchakov (the 'Landlord') applied for an order to terminate the tenancy and evict Krystle Svendsen (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.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant:

- to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused willfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex,
- to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest was caused willfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was ultimately resolved by order LTB-L-065972-24-RV issued on December 23, 2025.

On January 15, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Landlord's eviction application was dismissed on a preliminary motion because the N5 notice of termination was determined to be invalid because it lacked particulars. The Landlord's request to review does not address this issue.
2. As a result, I am not persuaded that there is a serious error in the order or that a serious error occurred in the proceedings or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-065972-24 issued on December 23, 2025 is denied. The order is confirmed and remains unchanged.

January 28, 2026
Date Issued

Richard Ferriss
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.