



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000724-26

In the matter of: Unit #2, 78 Marlborough ave
London ON N5Z3S3

Between: Andrew Marczenko Landlord

And

Stephanie Dikih Tenant

Andrew Marczenko (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Dikih (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

Andrew Marczenko (the 'Landlord') also applied for an order requiring Stephanie Dikih (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 29, 2026.

The Landlord and the Tenant attended the hearing.

The Landlord presented evidence in support of the application. The Tenant subsequently indicated that they had already made plans to vacate the rental unit on February 1, 2026.

Bruce Pepper is removed as a Respondent to the application because he is a guarantor and not a tenant under the tenancy agreement.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 1, 2026. The Tenant must move out of the rental unit on or before February 1, 2026.
2. If the unit is not vacated on or before February 1, 2026, then starting February 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be 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 2, 2026. **The Sheriff is requested to expedite the enforcement of this order.**
4. The Tenant shall also pay the Landlord compensation of \$59.02 per day for the use of the unit starting February 2, 2026 until the date the Tenant moves out of the unit.

5. The Tenant shall pay to the Landlord \$349.08, representing water bill costs owing to December 27, 2025.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 3, 2026

Date Issued

Elle Venhola

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 August 9, 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.