



## **Order under Section 69 / 89 Residential Tenancies Act, 2006**

**File Number:** LTB-L-004030-26

**In the matter of:** 1, 156 GOWAN AVENUE  
East York ON M4J2K6

**Between:** Maxim Mikhaylov Landlord

**And**

Randesha Anna Diamon Armbrister Tenant

Maxim Mikhaylov (the 'Landlord') applied for an order to terminate the tenancy and evict Randesha Anna Diamon Armbrister (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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 wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The parties attended a hearing on February 5, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Maxim Mikhaylov and the Tenant Randesha Anna Diamon Armbrister, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

**The parties agreed that:**

1. The Landlord waives the damages claimed in their application (\$500.00) and costs.

2. This order resolves all issues contained in the Landlord's application to the date of the hearing.
3. The current monthly rent is \$1,350.00. Daily rent is \$44.38 which is calculated as follows: \$1,350.00 x12 months / 365 days.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$44.38 per day for the use of the unit starting March 1, 2026 to the date the Tenant moves out of the unit.

**February 13, 2026**

**Date Issued**

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**Diego Fernandez-Stoll**

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 1, 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.