Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-092894-25

In the matter of: 408, 755 STEELES AVE W
NORTH YORK ON M2R 2S6

Between: Marcher Towers — Landlord

And

Konstantin Giladov
Meri Giliadov — Tenants

This application is amended to correctly spell the last name of one of the Tenants. This changes Meri Giladov to Meri Giliadov.

Marcher Towers (the 'Landlord') applied for an order to terminate the tenancy and evict Konstantin Giladov and Meri Giliadov (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled for a merits hearing, via video conference, on February 10, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants, Russian interpreter, Irene Maximov, and the Tenants Legal Representative, Kyle Warwick attended. The Landlord’s Legal Representative, Eric Steiman, also participated.

The parties agreed to resolve the issues in the Landlord’s application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.

2. **If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff). This Order cannot be enforced until on or after June 8, 2026.**

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 June 8, 2026.**

4. If the rental unit has not been vacated on or before May 31, 2026, the Landlord may also collect a per diem rate of $59.18 (based on $1 800.00 per month X 12 months / 365 days) for use of the unit starting June 1, 2026 to the day the Tenants vacate the unit.

5. The last month's rent deposit shall be applied to the period May 1 – 31, 2026.

6. The Landlord shall waive the monthly rent for March 2026 and April 2026.

7. In exchange for vacant possession of the rental unit on or before June 7, 2026, the Landlord shall pay to the Tenants $6 000.00. This amount shall be paid via cheque to Konstantin Giladov. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing June 8, 2026.

8. If and when vacant possession of the rental unit is not given to the Landlord on or before June 7, 2026, then the $6 000.00 payment, as per paragraph 7 above, is VOID and will not be due and payable to the Tenants.

9. The Landlord shall waive the $186.00 application filing fee.

10. The Landlord shall provide a positive reference letter to the Tenants which identifies their prompt payment history. This reference letter shall be provided within ten (10) days of the Tenants request for this letter.

11. With the exception of the collection of any money that comes due as a result of this Order, then this Order settles all matters arising from this tenancy to date and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

February 17, 2026
Date Issued

Susan Parsons
Hearings Officer, Landlord and Tenant Board

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on December 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.