



Order under Section 31 & 69 Residential Tenancies Act, 2006

File Number: LTB-T-053751-25-LTB-L-006101-26

In the matter of: 81 Brembel Street
Kitchener ON N2B 3T7

Between: RICHARD FARRELL
TANYA FARREL
Tenants

And

DMITRI KOZLOV
VIKTORIA PAVLOVA
Landlords

RICHARD FARRELL and TANYA FARREL (the 'Tenants') applied for an order determining that DMITRI KOZLOV and VIKTORIA PAVLOVA (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household, and harassed, obstructed, coerced, threatened or interfered with the Tenants.

Further, the Tenants applied for an order determining that the Landlords failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

Further, the Landlords applied for an order to terminate the tenancy and evict the Tenants because the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This Adjudicative Case Conference was heard by videoconference on February 12, 2026.

The Landlord Dmitri Kozlov, the Landlords' Legal Representative Jackie Struthers, the Tenants and the Tenants' Legal Representative Vidy Matadeen attended the hearing.

At the Adjudicative Case Conference, the parties agreed to the following consent:

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords 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 Landlords on or after April 1, 2026.
4. The parties agree that on or before February 12, 2026, the Landlords shall pay to the Tenants one month's compensation as required under s. 49.1 of the Act in the amount of \$1,578.88
5. Should the Landlords not the pay the Tenants on or before February 12, 2026, starting February 13, 2026, the Landlords will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
6. The parties agree that the Landlords shall pay to the Tenants \$3,800.00 on or before March 31, 2026, subject to the following conditions:
 - a) That the unit shall be left in a broom-swept condition; and
 - b) Vacant possession of the unit shall be provided by the Tenants, and the payment will be made once the keys are returned to the Landlords.
7. Should the Landlords not the pay the Tenants upon the satisfaction of the above-noted conditions on or before March 31, 2026, starting April 1, 2026, the Landlords will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
8. The parties agree that the Tenants' last month rent deposit shall be applied to the month of March 2026.

February 17, 2026
Date Issued

Jagger Benham
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 expires on October 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.