



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094318-25

In the matter of: UNIT 2 - CHARDONNAY ROOM, 44/46
QUEEN ST.
NIAGARA ON THE LAKE ON L0S1J0

Between: Vintage Properties Limited Landlord

And

Rusian Povshyk Tenant

Vintage Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Rusian Povshyk (the 'Tenant') because the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord's representative, Judith Callender, the Landlord's Agent, Shannon Wiebe, and the Tenant, Rusian Povshyk.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Landlord paid to the Tenant compensation in the amount of \$4,612.50 on January 29, 2026.
3. The parties agree that the unit was rented to the Tenant in a furnished state and the Tenant will remove all their belongings from the unit and return it to the Landlord in the state it was received by the Tenant.
4. The Landlord will provide the Tenant with a letter of reference and rent receipts upon vacate possession of the unit.
5. The lawful rent is \$1,537.50. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$50.55. This amount is calculated as follows: $\$1,537.50 \times 12$, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. In full and final exchange of the keys and vacate possession of the unit, on or before March 31, 2026, the Landlord shall pay to the Tenant compensation of \$4,612.50 on that date.
3. If the unit is not vacated on or before March 31, 2026, then the term in paragraph 2 becomes null and void.
4. The Tenant shall pay the Landlord compensation of \$50.55 per day for the use of the unit starting April 1, 2026, to the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 April 1, 2026.

February 19, 2026

Date Issued

Kevin Kordahi

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 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.