



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007487-26

In the matter of: 603, 267 ST. GEORGE ST
TORONTO ON M5R2P9

Between: Oak Royal Holdings Limited Landlord

And

Stephen Isacovics Tenant

Oak Royal Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Isacovics (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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.

This application was heard by videoconference on February 17, 2026.

Only the Landlord's representative Mark Ciobotaru attended the hearing. Irena Zaimi attended as a witness for the Landlord.

As of 1:37p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On January 26, 2026, the Landlord gave the Tenant an N6 and N7 notice of termination which alleges that the Tenant has committed an illegal act and has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
3. Irena Zaimi is the superintendent of the residential complex and lives on sight. Ms. Zaimi's testimony and video evidence support that the following occurred. On January 22, 2026, the Tenant knocked on the door of the superintendent's apartment, the Tenant started

demanding his dental insurance be returned, Ms. Zaimi explained that she does not have his dental coverage, the Tenant grabbed Ms. Zaimi's arms, the Tenant took out a pocket knife, Ms. Zaimi fled, the Tenant chased after her with the knife, and then directly outside the rental complex the Tenant pushes Ms. Zaimi to the ground and makes what looks like stabbing motions towards her.

4. I am satisfied that the Landlord has established on a balance of probabilities that the Tenant committed the illegal act of assault and assault with a weapon and that the Tenant seriously impaired the safety of Ms. Zaimi.
5. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The only evidence I have about circumstances of the Tenant came from the Landlord's legal representative who indicated that the Tenant is in their late 60s and that there may be mental health conditions present. I find those circumstances insufficient to justify any relief from eviction because of the significant impact the incident had on Ms. Zaimi. Ms. Zaimi testified she is feeling scared, has nightmares, anxiety, has been replaying the attack in her head, and has not been able to sleep well. Ms. Zaimi deserves to feel safe in the place she works and lives. This incident also impacts the Landlord and the character of the residential complex as a whole. This incident raises significant safety concerns and therefore the eviction will be expedited.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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 22, 2026.
2. If the unit is not vacated on or before February 22, 2026, then starting February 23, 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 23, 2026. The Sheriff is requested to expedite the enforcement of this order.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 23, 2026 at 4.00% annually on the balance outstanding.

February 19, 2026
Date Issued

Amanda Kovats
 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 23, 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.