



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-105216-25

In the matter of: 214, 25 SEELEY DR
NORTH YORK ON M3M2V7

Between: Iana Developments Ltd Landlord

And

Christina Erfurt Tenants
Snezhana Anuchkin

Iana Developments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Erfurt and Snezhana Anuchkin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on February 23, 2026.

The Landlord's Representative, Emily Barbati and the Tenant, Christina Erfurt, attended the hearing.

Determinations:

1. The Tenants paid the Landlord all the rent that was in arrears up to February 28, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. 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 not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$149.23 for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 16, 2026, at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Allana McComb
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.