



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

File Number: LTB-L-106210-25

In the matter of: 913, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: Devonshire Properties Inc Landlord

And

Anastasiia Averina Tenants
Lev Dragilev

Devonshire Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Anastasiia Averina and Lev Dragilev (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 26, 2026.

The Landlord's Legal Representative, S. Teal, and the Tenant, Lev Dragilev, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The parties agree to a non-voidable termination of tenancy as of March 31, 2026.
2. 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.
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 April 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$59.67 per day for the use of the unit starting April 1, 2026, until the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlord \$5,360.46 for arrears of rent up to March 31, 2026, and costs.
6. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- | | |
|--------------------------------|------------------------------------|
| a. On or before March 5, 2026 | \$2,036.82 (for arrears and costs) |
| b. On or before March 12, 2026 | \$1,661.82 |
| c. On or before March 19, 2026 | \$1,661.82 |

7. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Sheena Brar
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.