



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-061215-25

In the matter of: 513, 7 CARLTON ST
TORONTO ON M5B1L2

Between: Elli Kubarakos Tenant

And

Savitri Cheddi Landlord

Elli Kubarakos (the 'Tenant') applied for an order determining that Savitri Cheddi (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on March 3, 2026.

The Landlord, the Landlord's legal representative, V. Palumbo, the Tenant and the Tenant's legal representative, B. Forsyth, attended the hearing.

At the hearing, the parties consented to the following order:

Determinations:

1. This consent order is not, and does not represent, an admission of fault by the Landlord.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$9,000.00. This amount shall be paid as follows:
2. \$3,000.00 on or before March 13, 2026 by electronic transfer of funds (Tenant's legal representative to provide transfer information); and
3. \$6,000.00 on or before June 13, 2026 by electronic transfer of funds.
4. If the Landlord fails to comply with paragraph 2, above, the balance of the amount owing in paragraph 1, above, shall become due and payable on March 14, 2026 and the Landlord will owe interest. This will be simple interest calculated from March 14, 2026 at 4.00% annually on the outstanding balance from paragraph 1, above.

5. If the Landlord satisfies paragraph 2 but fails to comply with paragraph 3, above, the balance of the amount owing in paragraph 3 (\$6,000.00) shall become due and payable on June 14, 2026 and the Landlord will owe interest. This will be simple interest calculated from June 14, 2026 at 4.00% annually on the outstanding balance from paragraph 3, above.

March 11, 2026
Date Issued

Harry Cho
Vice Chair, 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.