



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

File Number: LTB-L-108302-25

In the matter of: 21 BIRCH AVE
RICHMOND HILL ON L4C6C4

Between: 1000356610 Ontario Inc Landlord

And

Natalie Berkovitz Tenants
David Berkovitz

1000356610 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Berkovitz and David Berkovitz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 5, 2026.

The Landlord's Agent, M. Pahlevan, the Landlord's Legal Representative, E. Mafi, the Tenants' Legal Representative, D. Wilkinson, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy will terminate as of April 12, 2026.
2. If the unit is not vacated on or before April 12, 2026, then starting on April 13, 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 13, 2026.
4. The Landlord shall retain the Tenants' last month's rent deposit and interest.
5. The Tenants shall pay to the Landlord \$50,186.00 for arrears of rent up to April 12, 2026, the last day of the tenancy, and the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
7. This order on consent is in full and final settlement of this Landlord's L1 application as well as the Tenant's T2/T6 application (raised as s.82 issues also).

March 10, 2026
Date Issued

Sheena Brar
Member, Landlord and Tenants 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.