



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

File Number: LTB-L-103798-25

In the matter of: 808, 88 ERSKINE AVE
TORONTO ON M4P1Y3

Between: ERSKINE GREEN LIMITED Landlord

And

ANGELA IVANCSUK
ADAM NYAKAS Tenants

ERSKINE GREEN LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict ANGELA IVANCSUK and ADAM NYAKAS (the 'Tenants') because:

- the Tenants 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 9, 2026.

The Landlord's Legal Representative Geoff Paine and the Tenants attended the hearing.

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

The parties acknowledged at the hearing that the conditions set out in the order are in effect from the date of the hearing, prior to the order being issued. Despite this they both acknowledge that they will be bound by the dates as presented and agreed upon orally at the hearing. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below for the duration of the tenancy.

2. The Tenants, their occupants or guests are not to consume alcohol in the common areas of the residential complex, which include but are not limited to the pool area, media area or gym.
3. The Tenants, their occupants or guests shall not attend the pool area when closed.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 and 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
5. The Tenants shall pay to the Landlord \$186.00 the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before April 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

March 12, 2026

Date Issued

Sean Ramage

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.