



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

File Number: LTB-L-106201-25

In the matter of: 503, 4300 BATHURST ST
TORONTO ON M3H6A4

Between: B'NAI BRITH CANADA Landlord

And

RUHAMA RABAEV Tenant

B'NAI BRITH CANADA (the 'Landlord') applied for an order to terminate the tenancy and evict RUHAMA RABAEV (the 'Tenant') because:

- the Tenant 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 Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 10, 2026.

The Landlord's agent Cameal Johnson, the Landlord's representative Geoff Paine, the Tenant, and the Tenant's representative Kyle Warwick attended the hearing. The Tenant was assisted with translation from Russian by Rita Naftalieva.

At the hearing the parties reached consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the 18-month period between March 10, 2026, to August 10, 2027, The Tenant shall not assault or physically obstruct any persons in the residential complex.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 Tenant. 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 Tenant.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Amanda Kovats
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 22, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.