



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012190-26

In the matter of: 132 SANTA BARBARA RD
NORTH YORK ON M2N2C5

Between: Shan Lin Landlord

And

Justin Kuperstein
Venessa Mulderrig Tenant

Shan Lin (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Kuperstein and Venessa Mulderrig (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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 12, 2026.

The Landlord's Legal Representative, Alireza Hesami, and the Tenant, Venessa Mulderrig, attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. Subject to an earlier termination date by means of an order under section 78 of the *Residential Tenancies Act, 2006* (the "Act") as provided below, the tenancy between the Landlord and the Tenant is terminated in a final way effective August 31, 2026. The Tenant must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.

4. The Tenant shall pay the Landlord compensation of \$134.12 per day for the use of the unit starting September 1, 2026 until the date the Tenant moves out of the unit.
5. Prior to the termination date of August 31, 2026, the Tenant shall pay the monthly rent in full and on time on the 27th day of each consecutive month commencing March 27, 2026 to and including July 27, 2026.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy earlier than August 31, 2026 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.

March 20, 2026

Date Issued

Vicky Liu

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 March 1, 2027 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.