



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104764-25

In the matter of: Basement, 77 Marlin Court
Newmarket ON L3Y2W7

Between: My Napiorski Landlord
David Napiorski

And

Alexander Koroloff Tenant
Deborah Koroloff
John Koroloff

My Napiorski and David Napiorski (the 'Landlord') applied for an order to terminate the tenancy and evict Alexander Koroloff, Deborah Koroloff and John Koroloff (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on March 11, 2026.

The Landlord, the Landlord's Legal Representative, Julie Zhu, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant terminates as of July 7, 2026.
2. If the unit is not vacated on or before July 7, 2026, then starting July 8, 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 July 8, 2026.
4. The Tenant agrees that they have received one month's compensation in the amount of \$1,825.00.
5. The Tenant shall pay rent on April 8, 2026 and May 8, 2026 in the amount of \$1,825.00
6. The rent deposit and interest shall be used for June 8, 2025 rent.
7. The Tenant may vacate the rental unit prior to July 7, 2026. The Tenant shall provide 7 days notice to the Landlord, and the Landlord will return any overpayment of rent in the amount of \$60.00 per day.

8. The Tenant agrees not to leave garbage in or around the rental property or to cause intentional damage.
9. This is the full and final settlement of the Landlord's L2 application.

March 31, 2026
Date Issued

Allana McComb
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.