



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-007487-26-RV

In the matter of: 603, 267 ST. GEORGE ST
TORONTO ON M5R2P9

Between: Oak Royal Holdings Limited Landlord

And

Stephen Isacovics Tenant

Review Order

Oak Royal Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Isacovics (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 resolved by order LTB-L-007487-26 issued on February 19, 2026.

On February 19, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On February 20, 2026, interim order LTB-L-007487-26-RV-IN was issued, staying the order issued on February 19, 2026.

This request was heard by videoconference on March 26, 2026. The Landlord's Legal Representative, D. Ciobotaru, the Tenant's brother, N. Isacovics, and the Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-007487-26 issued on February 19, 2026, is granted. The order cannot be enforced by the Landlord.
2. The interim order issued on February 20, 2026, is cancelled and replaced by this order.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 5, 2026.
4. If the unit is not vacated on or before April 5, 2026, then starting April 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 6, 2026. The Sheriff is requested to expedite the enforcement of this order.
6. The Tenant shall not be required to pay the rent for the period from April 1, 2026, to April 5, 2026.

April 2, 2026
Date Issued

Jitewa Edu
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 expires on October 6, 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.