



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026847-26/LTB-L-109378-25

In the matter of: 1, 72 BORDEN ST
TORONTO ON M5S2N1

Between: NELSON OLIVERIRA Landlord

And

AUTUMN KAZDAN Tenant

NELSON OLIVERIRA (the 'Landlord') applied for an order to terminate the tenancy and evict AUTUMN KAZDAN (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes. (L1 application; LTB-L-026847-26)
- 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; (L2 application; LTB-L-026847-26)
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building;
- 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 26, 2026.

The Landlord, the Landlord's Legal Representative Donna Keuhl, and the Tenant attended the hearing.

At the hearing the parties consented to the following order.

Determinations:

1. As per the L1 application, the rent arrears owing to March 31, 2026, are \$6,400.00; the Landlord collected a rent deposit in the amount of \$1,500.00 on October 15, 2026.
2. The Landlord paid an application filing fee of \$186.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated April 30, 2026, unless the Tenant voids the termination date by making payment as set out below; if payment is made as set out below, then the tenancy is terminated May 31, 2026.
2. The Tenant owes \$6,586.00 to March 31, 2026, inclusive of the application filing fee.
3. The Tenant may void the termination date of April 30, 2026, by paying \$1,500.00, the equivalent of one-month rent, to the Landlord on or before March 30, 2026; then the termination date will be May 31, 2026.
4. If the Tenant makes the payment in accordance with paragraph 3, and vacates the rental unit on or before May 31, 2026, the Landlord shall waive the balance of arrears and costs owing.
5. If the Tenant does not comply with paragraph 3, then the full amount of arrears from paragraph 2 is owing, minus any monies paid and the last month rent deposit/interest, AND the tenancy is terminated April 30, 2026.
6. If the Tenant does not comply with paragraph 4, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 1, 2026.

April 2, 2026
Date Issued

Diane Wade
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 December 1, 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.

