



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

File Number: LTB-L-006063-26

In the matter of: BASEMENT UNIT, 507 AUTUMN HILL BLVD
THORNHILL ON L4J9B7

Between: ALEXANDER CHERNOKOV Landlords
ELIZABETH CHERNOKOV

And

DOLORES SPIRITO Tenants
ROSARIO SPIRITO

ALEXANDER CHERNOKOV and ELIZABETH CHERNOKOV (the 'Landlords') applied for an order to terminate the tenancy and evict DOLORES SPIRITO and ROSARIO SPIRITO (the 'Tenants') because the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 2, 2026.

The Landlords, the Landlords' witness Yasmin Chernokov, the Landlords' Legal Representative Evgeny Aptekar and the Tenant Dolores Spirito attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 12, 2026.
2. If the unit is not vacated on or before April 12, 2026, then starting April 13, 2026, the Landlords 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 Landlords on or after April 13, 2026.
4. The parties agree that the Tenants' last month's rent deposit shall be applied to the period starting March 11, 2026, until April 10, 2026. The parties agree that the April 11 and 12, 2026, will not be paid.
5. Based on the monthly rent, the daily compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.

6. The Tenants shall pay the Landlords compensation of \$82.19 per day for the use of the unit starting April 13, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before April 12, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 13, 2026, at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

Jagger Benham
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 Tenants expires on October 13, 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.