



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106812-25

In the matter of: 2005, 23 LORRAINE DR
NORTH YORK ON M2N6Z6

Between: Bella Latipow Landlord
Zamir Latipow
Alexander Latipow

And

Miles Rapkin Tenant

Bella Latipow, Zamir Latipow and Alexander Latipow (the 'Landlord') applied for an order to terminate the tenancy and evict Miles Rapkin (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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 April 2, 2026.

The Landlord's Representative, Julia McDonald, the Landlords, Bella Latipow and Zamir Latipow, consenting on behalf of Alexander Latipow, the Tenant, Miles Rapkin, the Tenant's Representative, Demetrios Maragos and the Tenant Support, Tybie Robertson attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. For a period of two years commencing April 2, 2026, the Tenant another occupant of the rental unit, or the Tenant's guests, will not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. This includes:
 - a) The Tenant must comply with all the rules and regulations of the condo corporation and their by-law regulations.

- b) The Tenant must not interfere with the Landlord's lawful rights, specifically allowing the Landlord to do inspections and repairs without interference and inspections will occur every 4 months.
- c) The Tenant must not obstruct any parking spots and must only park properly in their own spot.
- d) The Tenant agrees during inspections the dog will be locked up or not present to allow for entry.
- e) The Tenant will maintain good cleaning in the rental unit, and someone will do a deep clean in the rental unit one time month.
- f) The Tenant will replace the sink counter in the washroom by June 30, 2026.

- 2. If the Tenant fails to comply with the conditions set out in paragraph (1 a-f) of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy 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.
- 3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
- 4. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.

April 13, 2026

Date Issued

Tanya Speedie

Hearings Officer, 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.