



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011309-26

In the matter of: 702, 4875 DUNDAS ST W
TORONTO ON M9A1B2

Between: 4875 DUNDAS ST. WEST RESIDENCES Landlord
LIMITED

And

NICOLE KARPINSKI Tenant

4875 DUNDAS ST. WEST RESIDENCES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict NICOLE KARPINSKI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 14, 2026 .

The Landlords representative Mr. Spedaliere and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

Agreed Facts:

1. The Landlord agrees not to pursue or collect the \$43,427.99 in outstanding arrears.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$43,427.99** for arrears of rent and costs up to **April 30, 2026**.
2. The tenancy between the Tenant and the Landlord is terminated on April 30, 2026. The tenant must provide vacant possession of the rental unit by April 30, 2026.
3. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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.
5. The Landlord will pay to the Tenant \$4,000.00 by cheque at the time that the Tenant returns the keys to the rental unit.

6. If the Landlord does not pay the Tenant the full amount owing as I paragraph 5 above, the Landlord will start to owe interest. This will be simple interest calculated from the day after default at 4.00% annually on the balance outstanding.

April 16, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 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.