



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-019208-26-SA

In the matter of: 41, 871 SHEPPARD AVE W
NORTH YORK ON M3H 0E8

Between: 2519294 ONTARIO INC. Landlord

And

ALONA GANKNA Tenant

2519294 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ALONA GANKNA (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-019208-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019208-26 on March 9, 2026.

The motion was scheduled to be heard by videoconference on April 9, 2026. Instead, the Landlord's Representative, paralegal, Naseer Ahmed, the Landlord, Ahtsham Niazi and the Tenant, Alona Gankna participated in a mediation session. The Tenant did seek legal advice prior to the Hearing. The parties reached an agreement and requested an order on consent to resolve the motion.

Agreed Facts:

1. The lawful rent is \$2750.00. It is due on the 1st day of each month.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-019208-26, issued on March 9, 2026, is denied.
2. The stay of Order LTB-L-019208-26 is lifted on May 15, 2026, and the Tenant must move out on or before May 15, 2026.
3. The Landlord may enforce Order LTB-L-019208-26 starting on May 16, 2026.

4. The Tenant shall pay the Landlord compensation of \$90.41 per day for the use of the unit starting May 16, 2026, until the date the Tenant moves out of the unit.

April 16, 2026
Date Issued

Pauline Brewster
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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