



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-031722-25-RV

In the matter of: 807, 800 RICHMOND ST W
TORONTO ON M6J3N8

Between: Akelius Canada Ltd Landlord

And

Alena Pykhtina Tenant

Review Order

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Alena Pykhtina and Anne Swan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-031722-25 issued on July 28, 2025.

On February 28, 2026, Anne Swan, requested a review of the order and that the order be stayed until the request to review the order is resolved. Anne Swan has now been omitted as a named Tenant (see below).

On March 2, 2026, interim order LTB-L-031722-25-RV-IN was issued, staying the order issued on July 28, 2025.

This review request was heard by videoconference on April 9, 2026.

The Landlord's legal representative, M. Ciobotaru, and Anne Swan attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The request to review order LTB-L-031722-25 issued on July 28, 2025, is granted.
2. The interim order LTB-L-031722-25-RV-IN issued on March 2, 2026, is cancelled. The order LTB-L-031722-25 issued on July 28, 2025, is amended as follows.

3. The original order LTB-L-031722-25 issued on July 28, 2025, is amended to omit Anne Swan as a named Tenant in the Style of Cause of the order. The rest of the order is confirmed and remains unchanged.

April 20, 2026

Date Issued

Nancy Morris

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.