



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-025200-26

In the matter of: 3, 59 Eden Valley Dr
Etobicoke ON M9A4Z5

Between: Ksenia Warhol Landlord

And

Blazenka Granic Tenants
Paul junior Ciavoliello

Ksenia Warhol (the 'Landlord') applied for an order to terminate the tenancy and evict Blazenka Granic and Paul junior Ciavoliello (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards;

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on April 16, 2026. The Landlord and the Tenants attended the hearing. The Landlord was represented by Sean Farro and the Tenant was represented by Naseer Ahmed.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. The tenancy will terminate on a full and final basis effective May 1, 2026.
2. The parties agree that the Landlord is holding a last month rent deposit of \$2,200.00 and that this deposit will be returned to the Tenants after they vacate the rental unit.
3. The parties also agree that the amount of unpaid utilities claimed on the application (\$219.60) has been paid by the Tenants.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 1, 2026.
2. If the unit is not vacated on or before May 1, 2026, then starting May 2, 2026, the Landlord 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 Landlord on or after May 2, 2026.

April 24, 2026
Date Issued

Fabio Quattrociocchi
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.