



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

File Number: LTB-L-012059-26

In the matter of: 1017, 35 CEDARCROFT BLVD
NORTH YORK ON M2R2Z4

Between: 35 Cedarcroft Boulevard Ltd. Landlord

And

Yosef Grobovenko Tenant

35 Cedarcroft Boulevard Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dmitri Berezovski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on April 16, 2026.

The Landlord Representative Richard Hissey and the Tenant Yosef Grobovenko attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,883.95. It is due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026 are \$3,381.60.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$3,567.60.
6. The Tenant paid \$5,580.00 to the Landlord on April 14, 2026. As of the hearing date, the Landlord's legal representative was unable to confirm receipt of this payment.

It is ordered on consent that:

1. The application is amended to remove Dmitri Berezovski as a Tenant and add Yosef Grobovenko as a Tenant.
2. The Tenant shall pay to the Landlord \$3,567.60 for arrears of rent up to April 30, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount **\$3,567.60** on or before **April 30, 2026**.
4. If the Tenant fail to make the payment in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph **2** of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **April 30, 2026**.

April 24, 2026
Date Issued

Sarah Harriman
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.