



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-020024-26-SA

In the matter of: 2508, 231 Fort York Blvd
Toronto ON M5V1B2

Between: Vladimir Suslov Landlords
Natalia Suslova

And

CHRISTOPHER PEREZ QUIROLA Tenants
VALERIA LOPEZ

Vladimir Suslov and Natalia Suslova (the 'Landlords') applied for an order to terminate the tenancy and evict CHRISTOPHER PEREZ QUIROLA and VALERIA LOPEZ (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 3, 2026 with respect to application LTB-L-089983-25.

The Landlord's application was resolved by order LTB-L-020024-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-020024-26.

This motion was heard by videoconference on April 28, 2026. The Landlord Vladimir Suslov, and the Tenant Christopher Perez Quirola, attended the hearing.

Determinations:

1. The Tenant requested a delay lifting the stay and terminating the tenancy until June 14, 2026. The Tenant testified that he would pay the Landlord \$6,000.00 on the day of the hearing to delay lifting the stay.
2. The Landlord confirmed and the Tenant introduced evidence to the portal that the full amount was paid.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-020024-26 and it would not be unfair to delay lifting the stay until June 14, 2026.
4. In addition to this payment, the Tenant also agreed to pay the Landlord \$2,000.00 on or before May 3, 2026, \$2,000.00 on or before May 19, 2026, and \$2,000.00 on or before

June 3, 2026. These amounts that the Tenants owe are included in order LTB-L-020024-26 and will not be a part of this order.

It is ordered that:

1. The motion to set aside Order LTB-L-020024-26, issued on March 9, 2026, is denied.
2. The stay of order LTB-L-020024-26 is lifted on June 14, 2026.
3. Order LTB-L-020024-26 is unchanged.

May 5, 2026

Date Issued

Greg Joy

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.