



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-044924-25

**In the matter of:** 1402, 929 Richmond Rd  
Ottawa ON K2B6R1

**Between:** Svitlana Bebko Tenant

**And**

12728877 Canada Inc. Landlord

Svitlana Bebko (the 'Tenant') applied for an order determining that 12728877 Canada Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on April 28, 2026.

The Landlord's Legal Representative, A. Bureau, the Landlord's Agent, MN Levesque, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

**On consent, it is ordered that:**

1. This order represents a full and final resolution of all issues related to this tenancy.
2. The tenancy between the Landlord and Tenant terminated as of September 30, 2025.
3. The Tenant shall pay to the Landlord \$4,000.00 representing the amount of rent owing to September 30, 2025 less the amount abated by the Landlord for the issues in this application.
4. The Tenant shall pay to the Landlord the amount owing pursuant to paragraph 3 of this order as follows:
  - \$222.00 on or before the 1<sup>st</sup> day of each month for the period of May 1, 2026 to September 30, 2027; and
  - \$226.00 on or before October 1, 2027.

5. If the Tenant fails to make any of the above payments in full or on time, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing, and the Tenant will owe interest. This will be simple interest calculated from the date after default at 4.00% annually on the balance outstanding.

**May 5, 2026**  
**Date Issued**

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Lisa Del Vecchio  
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.