



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

File Number: LTB-L-011088-26

In the matter of: 2304, 11 ORDNANCE ST
TORONTO ON M6K0H4

Between: BK PRIME ONTARIO 1 LP

Landlord

And

BOHDANA BOL
MYKHAILO BONIAR

Tenant

BK PRIME ONTARIO 1 LP (the 'Landlord') applied for an order to terminate the tenancy and evict BOHDANA BOL and MYKHAILO BONIAR (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 27, 2026 at 09:00 am.

The Landlord Representative Eric Steiman and the Tenant Mykhailo Bonair attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Commencing May 1, 2026 and continuing until April 1, 2026 the Tenant shall pay the rent in full and on or before the 1st day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 7, 2026
Date Issued

Kelly Delaney
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.