



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

File Number: LTB-L-007924-26

In the matter of: 603, 52 MABELLE AVE
ETOBICOKE ON M9A4X9

Between: FAR INVESTMENTS INC. Landlord

And

IRYNA HORODOVA Tenant

FAR INVESTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict IRYNA HORODOVA (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant 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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 13, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Liz Rapanot and the Tenant participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

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. Starting immediately and for a 12-month period to May 13, 2027, the Tenant, occupant(s) and/or guest(s) of the rental unit shall ensure that there is no excessive noise and or noise disturbance emanating from the rental unit or in the residential complex.
3. Starting immediately and for a 12-month period to May 13, 2027, the Tenant, occupant(s) and/or guest(s) of the rental unit shall not encroach on the common areas of the residential complex by littering, spilling items and or causing any disruptive behaviour in the common areas.

4. If the Tenant fails to comply with the conditions set out in paragraphs 2&3 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.
5. On or before May 15, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Oluwatobi Abobarin
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.