



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003162-26

In the matter of: 2, 16 ST MATTHEW'S AVE
HAMILTON ON L8L5P3

Between: Shawn McKenzie Landlord

And

Zoriana Kravchuk Tenant
Taimur Ibrahim

Shawn McKenzie (the 'Landlord') applied for an order to terminate the tenancy and evict Zoriana Kravchuk and Taimur Ibrahim (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex; and
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 22, 2026.

The Landlord and the Tenant, Taimur Ibrahim, attended the hearing. The Tenant's Legal Representative, Emily O'Keefe, also attended.

The Landlord agreed to continue the tenancy and did not wish to seek out-of-pocket costs.

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. Over a 24-month period beginning on April 22, 2026, the Tenant shall not engage in the following behaviors:
 - Serious illegal acts, such as possession of a weapon; or

- Aggressive behavior that may seriously impair the safety of others as outlined on the N5 and N7 notices. This includes:
 - a) Loud shrieking or piercing whistling noises, heavy banging on the floor that causes the floors to shake;
 - b) Uttering death threats to other residents within the residential complex; or
 - c) Throwing objects off the balcony or at other residents.
- 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 25, 2026
Date Issued

David McFadden
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.