



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

File Number: LTB-L-029004-26-SA

In the matter of: 105, 2531 LAKE SHORE BLVD W
TORONTO ON M8V1E7

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

FOMIN YEHOR aka YEHOR FOMIN Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict FOMIN YEHOR aka YEHOR FOMIN (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 20, 2026 with respect to application LTB-L-086874-25.

The Landlord's application was resolved by order LTB-L-029004-26, issued on April 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-029004-26.

This motion was heard by videoconference on May 27, 2026.

The motion was attended by the Landlord's representative Jason Paine and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Tenant raised the issue that his name was backwards in the application, with surname first. The Landlord's representative submitted all tenancy documents have the Tenant's name as Fomin Yehor. As the dispute was without support for either party, in the interests of fairness the application was amended on the Board's motion pursuant to section 202 of the Act to add the alternate version of the Tenant's name and "also known as".

On consent it is ordered that:

1. The motion to set aside Order LTB-L-029004-26, issued on April 7, 2026, is granted.

2. Order LTB-L-029004-26, issued on April 7, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 20, 2026 with respect to LTB-L-086874-25 is cancelled and replaced with the following terms.
4. The Tenant shall pay to the Landlord \$11,124.75 for arrears of rent and the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 1. \$3,000.00 on or before June 15, 2026.
 2. \$2,000.00 on or before July 15, 2026.
 3. \$3,000.00 on or before August 15, 2026.
 4. \$3,124.75 on or before September 15, 2026.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from June 1, 2026 to and including September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 2, 2026
Date Issued

Julie Broderick
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.