



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007161-26

In the matter of: 179 WILLIAM BOOTH AVE
NEWMARKET ON L3X0L4

Between: Aula Izzat Landlord

And

Karen Khachykyan Tenants
Anastasiia Nagovitsyna

Aula Izzat (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Khachykyan and Anastasiia Nagovitsyna (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 1, 2026.

The Landlord's legal representative, Krista Birkbeck and the Tenant, Karen Khachykyan attended the hearing.

The parties consented to the following order to resolve the application.

Determinations:

Amending the application

1. At the hearing, I noted that both Karen Khachykyan and Anastasiia Nagovitsyna were identified as Tenants in the N4 Notice of Termination; however, only Karen Khachykyan was named as a respondent in the application. Karen Khachykyan confirmed that Anastasiia Nagovitsyna continued to reside in the rental unit. In light of this information, the Landlord's legal representative requested that the application be amended to add Anastasiia Nagovitsyna as a respondent Tenant.
2. I granted the request to amend the application. Anastasiia Nagovitsyna was identified as a Tenant in the N4 Notice of Termination and was therefore on notice of the Landlord's claim. Further, the evidence before me was that she continued to reside in the rental unit at the time of the hearing. I am satisfied that adding her as a respondent ensures that all persons with a tenancy interest in the rental unit are properly before the Board.

3. I find that no prejudice would result from the amendment. Karen Khachykyan attended the hearing, did not object to the amendment, and made no submissions regarding any prejudice arising from the addition of Anastasiia Nagovitsyna as a respondent. The amendment does not alter the nature of the application or the relief sought by the Landlord; rather, it corrects an omission and aligns the application with the tenancy information set out in the N4 Notice of Termination. Therefore, the application is amended to include Anastasiia Nagovitsyna as a respondent Tenant.

Agreed Facts:

4. The arrears and costs owing to the Landlord to April 4, 2026 are \$17,686.00.
5. The Landlord collected a last month's rent deposit in the amount of \$3,500.00 on June 25, 2024. Interest accrued on the deposit for the period from June 25, 2024 to April 1, 2026 totals \$144.10 and is payable to the Tenants. The last month's rent deposit, together with the accrued interest, shall be credited against the amount owing to the Landlord.

It is ordered on consent that:

6. The tenancy between the Landlord and the Tenants is terminated on April 4, 2026.
7. The Tenants owe rent arrears and costs owing to April 4, 2026 in the amount of \$14,041.90. This amount includes the last month's rent deposit and the Interest owing to the Tenants to the date of the hearing.
8. The Tenants shall also pay the Landlord compensation of \$115.07 per day for the use of the unit starting April 5, 2026 until the date the Tenants moves out of the unit.
9. If the Tenants does not pay the Landlord the full amount owing on or before June 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 20, 2026 at 4.00% annually on the balance outstanding.
10. If the unit is not vacated on or before April 4, 2026, then starting April 5, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 5, 2026.

June 8, 2026
Date Issued

Christina Philp
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 5, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.