



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

File Number: LTB-L-035360-26

In the matter of: 404, 70 WILSON PARK ROAD
Toronto ON M6K3B5

Between: 2493241 ONTARIO LTD Landlord

And

ANNA KRAVCHENKO Tenant

2493241 ONTARIO LTD (the 'Landlord') applied for an order to terminate the tenancy and evict ANNA KRAVCHENKO (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

The Landlord and the Tenant attended the hearing

Determinations:

L1 Application – Non-Payment of Rent

1. At the hearing the Landlord requested the consent of the Board to withdraw the application.
2. The Tenant did not object to the Landlord's request.
3. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

The parties agreed that:

L2 Application – Persistent Late Payment of Rent:

4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month.
5. The lawful rent is \$1,125.00 due on the first of each month.
6. At the hearing, the parties mutually agreed to a conditional order, and requested an order on consent. I was satisfied that the parties understood the terms of the consent.

On consent it is ordered that:

L1 application

1. The Landlord's application is withdrawn and the Board's file is closed.

L2 Application

2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenant shall pay the lawful monthly rent to the Landlord in full on or before the first business day of each month commencing July 1, 2026 up to and including December 1, 2027.
4. 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.
5. 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 June 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 17, 2026 at 4.00% annually on the balance outstanding.

June 5, 2026
Date Issued

Greg Brocanier
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.