



**Order under Section 78(6)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-046014-26

**In the matter of:** Unit 3, 117 HENDON AVE  
NORTH YORK ON M2M1A6

**Between:** Andrew Surotkin Landlord

**And**

Aka Bodarlau Tenant

Andrew Surotkin (the 'Landlord') applied for an order to terminate the tenancy and evict Aka Bodarlau (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 24, 2025 with respect to application LTB-L-030715-25.

This application was decided without a hearing being held.

**Determinations:**

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:

**The Tenant failed to pay the full lawful rent of \$850.00 on or before May 1, 2026.**

**It is ordered that:**

1. Order LTB-L-030715-25 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 16, 2026.
3. If the unit is not vacated on or before June 16, 2026, then starting June 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 17, 2026.

**June 5, 2026**  
**Date Issued**

---

**Alicia Johnson**  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,  
Toronto ON M7A 2G6

The Tenant has until June 15, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by June 15, 2026, the order will be stayed, and the LTB will schedule a hearing.

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 December 17, 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.