



Order under Sections 30/69 Residential Tenancies Act, 2006

File Number: LTB-L-034990-22_ LTB-T-080494-22

In the matter of: 2, 6 Elway Court
Toronto ON M6B2N8

Between: Valentina Karapici Landlord

And

Ivan Kotskulych Tenant

Valentina Karapici (the 'Landlord') applied for an order to terminate the tenancy and evict Ivan Kotskulych (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (**the 'L1 Application'**).

The Tenant applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (**the 'T6 Application'**).

This application was heard by videoconference on March 30, 2023, February 15, 2024, and June 4, 2026.

The Landlord, the Landlord's daughter, Anisa Karapici, and the Tenant attended the hearing.

On the final day of hearing, the parties before the Board consented to the following order:

On consent it is ordered that:

1. The Landlord's L1 application is dismissed as withdrawn.
2. The Tenant's T6 application is dismissed as withdrawn.
3. This order resolves all issues of both the Landlord's application and the Tenant's application.

June 10, 2026
Date Issued

Laura Hartslief
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.