



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090166-25

In the matter of: 379 WINONA DR
YORK ON M6C3T4

Between: Sophia Byczkowsky Tenant

And

BDR PROJECTS LTD Landlord

Sophia Byczkowsky (the 'Tenant') applied for an order determining that BDR PROJECTS LTD (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on June 9, 2026.

The Landlord's agent, Benjamin David Rosenthal, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on January 15, 2026. The date the Tenant vacated the rental unit.
2. The Landlord shall pay to the Tenant \$150.00 in full and final satisfaction of all issues relating to the Tenant's application and the Tenancy.
3. At the hearing the Landlord sent the Tenant an e-transfer for this amount and this amount was accepted and confirmed by the Tenant.
4. The application having been satisfied, the application is withdrawn, and the LTB's file is now closed.

June 17, 2026
Date Issued

Terri van Huisstede
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.