



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-092345-25-RV

In the matter of: Basement, 148 Sentinel Road
North York ON M3J1T2

Between: Aleksey Zhivotchenko Landlord
Julia Vorobyeva

And

Tyler Munro Tenant

Aleksey Zhivotchenko and Julia Vorobyeva (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler Munro (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-092345-25 issued on January 7, 2026.

On March 19, 2026, the Tenant requested a review of the order.

On April 10, 2026, interim order LTB-L-092345-25-RV-IN was issued, staying the order issued on January 7, 2026

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Tenant sought to withdraw the request to review, and I consented to the request.

It is ordered that:

1. The request to review order LTB-L-092345-25 issued on January 7, 2026, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on April 10, 2026, is cancelled.

June 17, 2026
Date Issued

Joy Xiao
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.