



Order under Section 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-092584-25

In the matter of: 1, 174 BRUNSWICK AVE
TORONTO ON M5S2M5

Between: Alexander Rintamaki Tenant

And

Elena Lapinskaia Landlord

Alexander Rintamaki (the 'Tenant') applied for an order determining that Elena Lapinskaia (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 8, 2026.

The Landlord's representative, Giuseppe Rizzuto, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

Agreed facts:

1. Amend the application to identify the rental unit as unit 1 and not unit 2.
2. This is a global resolution of this application as well as LTB file: LTB-L-098008-25
3. The total amount of rent arrears up to June 30, 2026 are \$3,100.00 and \$186.00 for the cost of filing the application, but the Landlord agrees to waive these rent arrears, as well as the filing fee.
4. The Landlord holds a last month rent deposit in the amount of \$1,500.00.

It is ordered on consent that:

1. The tenancy is terminated on a non-voidable basis as of November 30, 2026.

2. The Tenant shall vacate the rental unit by November 30, 2026.
3. If the unit is not vacated on or before November 30, 2026, then starting December 1, 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 December 1, 2026.
5. The Landlord is waiving all outstanding rent arrears up to June 30, 2026.
6. However, if the Tenant fails to comply with paragraph 2 of this order, then all outstanding rent arrears will be owed to the Landlord effective December 1, 2026.
7. The Tenant shall pay the Landlord \$500.00 by July 1, 2026.
8. The Tenant shall pay the Landlord \$500.00 by August 1, 2026.
9. If the Tenant fails to comply with the conditions set out in paragraphs 7 and 8 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.
10. The last month rent deposit shall be used to pay for September 2026, October 2026, and November 2026 rent. The Landlord agrees to accept \$500.00 for rent for each of these months (\$1,500.00 last month rent deposit/ 3 months = \$500.00 each month for September 2026, October 2026, and November 2026 rent).

June 16, 2026
Date Issued

Vishal Nanda

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on May 1, 2027 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.