



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-023276-26

In the matter of: Basement Room, 30 Greenwin Village Rd.
North York, ON M2R2S1

Between: Mihail Daradur Landlord
Eugenia Daradur

And

Larisa Shirenko Tenant

Mihail Daradur and Eugenia Daradur (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Larisa Shirenko (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.

This application was heard by videoconference on June 15, 2026.

The Landlord's Legal Representative, Tim O'Brien, the Landlord, the Landlord's translator, Ellena Darr, the Tenant's Legal Representative, Sharaf Habibullah, the Tenant, and the Tenant's translator, Oksana Kostiuchemko, attended the hearing.

Parties agreed that:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy is terminated, and the Tenant must move out of the rental unit on or before December 15, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On February 26, 2026, the Landlord gave the Tenant an N12 notice of termination deemed served February 26, 2026, with the termination date of April 30, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child, Mihaela Daradur for a period of at least one year.

4. The Landlord has compensated the Tenant an amount equal to one month's rent by April 30, 2026.
5. The Landlord collected a rent deposit of \$400.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$109.22 is owing to the Tenant for the period from November 1, 2011, to June 15, 2026.
6. At the hearing, parties agreed to an extended termination date of December 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 15, 2026.
2. If the unit is not vacated on or before December 15, 2026, then starting December 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 16, 2026.

June 17, 2026
Date Issued

Ken Audziss
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 June 16, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.