



May 21, 2025

Landlord and Tenant Board

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

File Number: LTB-L-008712-25

In the matter of: BASEMENT UNIT, 22 MAPLETON AVE
BARRIE ON L4N7M2

Between: YEVGENIY BORYSENKO Landlord

And

DAVID BAKER Tenant

YEVGENIY BORYSENKO (the 'Landlord') applied for an order to terminate the tenancy and evict DAVID BAKER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2025, 2025.

The Landlord's Representative, Cassandra Weatherston and the Tenant's Representative, Joan Henderson attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on June 30, 2025, on non-voidable basis.
2. The Tenant shall pay to the Landlord \$9,335.50. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
3. The Tenant shall also pay to the Landlord the lawful new rent for May 2025, in the amount of \$1,683.00 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2025	\$841.50 (50% of rent amount)
May 20, 2025	\$841.50 (50% of rent amount)

4. The rent deposit and interest currently held by the Landlord in the amount of \$1,650.00 and interest owed by the Landlord in the amount of \$33.00 will be applied to the June 1, 2025, rent payment, being the last month of the tenancy.

5. the remaining interest owed by the Landlord in the amount of \$114.05 shall be deducted from the amount owed by the Tenant.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2025.
7. If the unit is not vacated on or before June 30, 2025, then starting July 1, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 July 1, 2025,
9. The Tenant shall also pay the Landlord compensation of \$55.33 per day for the use of the unit starting July 1, 2025, until the date the Tenant moves Out of the unit.
10. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2025, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2025, at 5% annually on the balance outstanding.
11. The parties agree that this order resolves all issues existing between the parties to the date of hearing.

May 21, 2025
Date Issued

Nathan Korenberg
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.