



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-013674-25

In the matter of: 2, 210 ALBERT STREET Albert Street
OSHAWA ON L1H4R5

Between: Rachelle Grant Tenant

And

Leonardo laboni Landlord

Rachelle Grant (the 'Tenant') applied for an order determining that Leonardo laboni (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.

An Adjudicative Case Conference (ACC) was held by videoconference on January 7, 2026.

The Tenant and the Landlord's legal representative, Kevin Anderson, attended the ACC.

At the ACC, the parties mutually agreed to resolve all matters at issue in the tenancy and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the ACC the parties agreed:

1. The tenancy terminated on July 12, 2025 when the Tenant moved out of the unit.
2. A Board order on file number LTB-L-039965-25 was issued on December 10, 2025. The Tenant was ordered to pay the Landlord \$9,329.92 in arrears and costs on or before December 21, 2025. After this date the Tenant started to owe interest at 4.00% annually on the balance outstanding.
3. The Tenant has not made any payments towards this order

It is ordered on consent that:

1. The Landlord shall waive all amounts ordered payable by the Tenant on file number LTB-L039965-25 including all interest payable after December 21, 2025.

2. The Landlord's waiver as stated in paragraph 1 is consideration for full and final settlement of all issues of the tenancy.

January 13, 2026
Date Issued

Melissa Anjema
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.