



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-037612-25

In the matter of: 17 RUSHLOME PARK CRES 3
TORONTO ON M6J2E1

Between: Alexis Miller Fabregat Tenant

And

913255 Ontario Inc Landlord

Alexis Miller Fabregat (the 'Tenant') applied for an order determining that 913255 Ontario Inc (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.

This application came before the LTB by way of Adjudicative Case Conference (ACC) and was conducted by videoconference on January 13, 2026.

The Landlord's Agent's, Janet Bortolussi and Salvatore Denedetto and the Tenant attended the ACC.

At the ACC, the parties consented to the following order to resolve all issues in this application and LTB-L-000512-26.

Determinations:

1. The Landlord has filed a L2 application (LTB-L-000512-26) with the Board, which has not been scheduled.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$751.00 on or before January 15, 2026, which includes \$500.00 plus HST for storage costs and the Landlord's filing fee for LTB application LTB-L-000512-26.
2. The Tenant shall remove all of the Tenant's personal property from the shed located on the residential complex on or before February 28, 2026, and shall notify the Landlord when the personal property has been removed.

3. If the Tenant complies with paragraphs 1 and 2 of this Order, the Landlord shall withdraw the application effective March 1, 2026.
4. If the Tenant fails to comply with paragraph 1 and/or paragraph 2 of this Order, the Landlord may proceed with the L2 application.

January 19, 2026

Date Issued

Christina Philp

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.