



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

File Number: LTB-L-069252-25
LTB-L-003101-25

In the matter of: MAIN FLOOR, 50 GEORGE ST
ETOBICOKE ON M8V2S2

Between: MARK SALERNO Landlord
LANA SALERNO

And

WILLIAM SOLORZANO Tenant

MARK SALERNO and LANA SALERNO (the 'Landlord') applied for an order to terminate the tenancy and evict WILLIAM SOLORZANO (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 4, 2025. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

During the discussion the mediation, the parties also elected to resolve an application filed by the Tenant, LTB-L-003101-25.

The Landlord's Representative, Andrew McMaster, the Landlord, Mark Salerno, the Tenant's Representative, Epi Leibovitch-Opar, the Tenant's Support, Gisella Solorzano, and the Tenant, William Solorzano, attended.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the applications. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord had agreed to providing the Tenant with a positive reference letter on or before December 19, 2025.
2. The rent arrears owing to December 31, 2025, are \$3,924.20.

3. The parties have agreed that if rent is not paid in full and on time, on or before February 1, 2026, the Landlord will file with the Landlord and Tenant Board to pursue all of the outstanding arrears.
4. The parties have agreed that if \$763.00 is not paid towards arrears in full and on time, on or before March 1, 2026, the Landlord will file with the Landlord and Tenant Board to pursue all of the outstanding arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Landlord shall waive the rent for January 2026, in the amount of \$1,838.80.
3. The Tenant shall pay rent for February 2026 in full, on or before February 1, 2026.
4. The Landlord collected a rent deposit from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy for the period from March 1, 2026, to March 31, 2026.
5. The Tenant shall waive interest on the last month deposit to satisfy rent for the last month of tenancy.
6. The Tenant shall pay \$763.00 of the arrears on or before March 1, 2026.
7. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, 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 April 1, 2026.

January 19, 2026
Date Issued

Sumathi Dhanapal
Hearings Officer, 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 October 1, 2026 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.