



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090535-25
LTB-L-086697-25
LTB-L-083950-25

In the matter of: 402, 164 CUMBERLAND ST
Toronto ON M5R1A8

Between: Sherine Marzouk Landlord

And

Justin Garzone Tenants
Claire Fenech

Sherine Marzouk (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Garzone and Claire Fenech (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlord's legal representative Francisco Gomez and the Tenants' legal representative Daniel English engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the Landlord's application and the parties agreed to also resolve the Landlord's pending L2 Applications under file numbers LTB-L-086697-25 to terminate the tenancy because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year and LTB-L-083950-25 (a duplicate application filed in error), which were pending before the Board.

The parties agreed to resolve all matters raised in the applications and requested an order on consent. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed:

1. The current monthly rent is \$8,000.00. Daily rent is \$263.01 which is calculated as follows:
 $\$8,000.00 \times 12 \text{ months} / 365 \text{ days}.$

2. This order resolves all matters raised in applications LTB-L-090535-25. LTB-L-086697-25 and LTB-L-083950-25

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 14, 2026.
2. If the rental unit is not vacated on or before February 14, 2026, then starting February 15, 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 February 15, 2026.
4. The Tenants shall also pay the Landlord compensation of \$263.01 per day for the use of the unit starting February 15, 2026, until the date the Tenants move out of the unit.

January 28, 2026
Date Issued

Diego Fernandez-Stoll
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.