



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063417-23

In the matter of: Lower Unit, 1185 LANSDOWNE AVE
TORONTO ON M6H3Z7

Between: Daniela Pizarro Tenant

And

Sterling Karamar Landlord

Daniela Pizarro (the 'Tenant') applied for an order determining that Sterling Karamar (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on January 21, 2026.

The Landlord's legal representative Howard Levenson, the Landlord's agent Anam Siddique, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$800.00 on or before February 20, 2026. If the Landlord does not pay the Tenant the full amount owing on or before February 20, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
2. The Landlord shall place "No Smoking" signs at the rear of the building on the residential complex.
3. The Landlord shall investigate any issues relating to patio furniture belonging to other tenants within the residential complex. The Landlord shall also remind all tenants that their patio furniture must remain within their own units and must not be placed in or migrate to the rental unit.

4. This consent resolves the T2 application only.

January 22, 2026
Date Issued

Brett Lockwood
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.