



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-096982-25-SA

In the matter of: 1204, 235 REBECCA ST
HAMILTON ON L8R 3H4

Between: MEDALLION CORPORATION

Landlord

and

SORAYA QUINTANILLA,
REBECCA QUINTANILLA
SILVIA GALDAMEZ

Tenants

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict SORAYA QUINTANILLA, REBECCA QUINTANILLA and SILVIA GALDAMEZ (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 16, 2025 with respect to application LTB-L-050687-25.

The Landlord's application was resolved by order LTB-L-096982-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-096982-25.

The motion was scheduled to be heard on January 21, 2026 by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenants' motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord's Representative Lindsay Faria and Tenants Rebecca Quintanilla and Silvia Galdamez, who had authorization to consent on behalf of Tenant Soraya Quintanilla, were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenants' motion to set aside order LTB-L-096982-25.
- 2) The Tenants provided proof of tenant liability insurance to the Landlord.

- 3) The Tenants will provide proof of tenant liability insurance to the Landlord annually for the duration of the tenancy.
- 4) The Tenant still owes the Landlord \$186.00 which is the filing fee for application LTB-L-050687-25 and the Landlord is entitled to reimbursement of those costs.
- 5) The Landlord incurred a non-refundable expense in the amount of \$319.00 to enforce the eviction order.

It is ordered on consent of the parties that:

1. The motion to set aside Order LTB-L-096982-25 issued on November 24, 2025 is granted.
2. Order LTB-L-096982-25 issued on November 24, 2025 is set aside and cannot be enforced.
3. The previous order issued on October 16, 2025 with respect to LTB-L-050687-25 is amended as follows:
 - a. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before February 1, 2026.
4. The Tenants shall also pay to the Landlord \$319.00 for the enforcement cost on or before February 1, 2026.
5. If the Tenants do not pay the Landlord the full amount of \$505.00 in costs on or before February 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 2, 2026 at 4.00% annually on the balance outstanding.
6. This order is in full and final settlement of this application.

January 26, 2026
Date Issued

Denise Hannivan
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.