



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

File Number: LTB-T-013832-24

In the matter of: 407, 7 ERIE AVE
BRANTFORD ON N3S0K5

Between: Florentina Albu Tenant

And

IRISE Landlord

Florentina Albu (the 'Tenant') applied for an order determining that IRISE (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on September 29, 2025.

The Landlord's legal representative, Puneet Shroff, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

1. Both parties agreed to withdraw their respective claims. The Landlord will withdraw application LTB-L-086259-24. This agreement settles all matters in dispute between the parties.

January 28, 2026
Date Issued

Teresa Hunt
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.