



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-046602-25 / LTB-L-050975-25

In the matter of: 501, 821 BIRCHMOUNT RD
SCARBOROUGH ON M1K1R8

Between: Blanca Arevalo Tenant

And

Rydel Management Inc. Landlord

Blanca Arevalo (the 'Tenant') applied for an order determining that Micheal Grunbaum (the 'Landlord'):

- 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, and
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing, or maintenance standards (LTB-T-046602-25).

Rydel Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Blanca Arevalo (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has:

- substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and
- wilfully or negligently caused damage to the premises (LTB-L-050975-25)

An Adjudicative Case Conference was held by videoconference on January 27, 2026. The Landlord's Legal Representative, E. Steiman, and the Tenant attended the hearing.

Preliminary Issue:

The Tenant's application is amended to reflect the accurate name of the Landlord.

Following the conclusion of the hearing, the parties returned to inform the LTB that the termination date is July 31, 2026, and not August 31, 2026, as previously stated.

At the hearing, the parties agreed:

1. The Landlord will provide a positive reference letter to the Tenant and affirm the positive content if contacted by prospective Landlords. This letter will be provided to the Tenant within 10 days of a request by the Tenant.

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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.
4. Within 10 days after the Tenant vacates the rental unit, the Landlord shall pay to the Tenant \$1,174.84, an amount representing the last month's rent deposit collected by the Landlord.
5. The Tenant shall not pay any rent for the remainder of the tenancy up to July 2026.
6. This order resolves all issues with respect to the tenancy up to the date of the hearing.

February 2, 2026

Date Issued

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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.