



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-053584-25

In the matter of: Main Floor Apartment, 684 COLLEGE ST
TORONTO ON M6G1C1

Between: JEFFREY MCAULEY Tenant

And

CONSTATIN PACHER Landlord
Nicoleta PACHER

JEFFREY MCAULEY (the 'Tenant') applied for an order determining that CONSTATIN PACHER and Nicoleta PACHER (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- 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.

This application was heard by videoconference on December 2, 2025.

The Tenant's Legal Representative Angie Doyle, the Landlords, and the Landlords' Legal Representative Mark Ciobotaru attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

At the hearing, the parties consented to the following order. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. This order is issued in full and final satisfaction of all issues in this tenancy.

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
3. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 March 1, 2026.
5. The Landlord is holding a last month's rent deposit which shall be applied to the lawful rent for the rental period of February 2026.
6. The Tenant shall pay the lawful rent in full and on time for the rental periods of December 2025 and January 2026.
7. The Landlord shall pay to the Tenant \$7,000.00 only if the Tenant vacates the rental unit and returns the keys to the Landlord on or before February 28, 2026.
8. The Tenant agrees they are vacating the rental unit as a result of this order, not as a result of an N12 notice, and shall not raise any subsequent application against the Landlord under section 57 of the Residential Tenancies Act, 2006 (the "Act").

February 3, 2026
Date Issued

Kyle Anderson

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.