



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089039-25 &
LTB-L-073092-24

In the matter of: 206, 170 ISLINGTON AVE
ETOBICOKE ON M8V3B6

Between: CMHA Landlord

And

Enrico Bonollo Tenant

CMHA (the 'Landlord') applied for an order to terminate the tenancy and evict Enrico Bonollo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and;

CMHA (the 'Landlord') also applied for an order to terminate the tenancy and evict Enrico Bonollo (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential
- complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was mediated by videoconference on January 20, 2026. The Landlord Agent Simran Datta, the Tenant Representative Epi Leibovitch-Opar and the Tenant Enrico Bonollo attended the hearing.

After reviewing the terms of the proposed consent, the mediation was reconvened on February 4, 2026, for further clarification. The Landlord Agent Simran Datta, and the Tenant Representative Epi Leibovitch-Opar attended the hearing.

The parties mutually agreed to resolve all matters raised in the application and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

L1 Application

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
3. The lawful rent is \$1,536.36. It was due on the 1st day of each month.
4. The rent arrears owing to January 31, 2026 are \$9,194.18.
5. The Landlord shall waive \$5,603.18 from the arrears. The Tenant shall pay the balance of arrears in the amount of \$3,591.00

L2 Application

6. At the hearing, the Landlord sought to withdraw the L2 application. In accordance with subsection 200(4) of the Residential Tenancies Act, 2006 (the 'Act'). I consent to the withdrawal of the application

It is ordered on consent that:

L1 Application

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord the balance of arrears in the amount of \$3,591.00 on or before February 28, 2026.

L2 Application

3. The Application is withdrawn, the LTB's file is closed.

February 6, 2026

Date Issued

Sarah Harriman

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.