



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-075923-25

In the matter of: Upper Unit, 681 CORONATION BLVD
CAMBRIDGE ON N1R3G5

Between: Brent Boghosian Tenants
Coleman Boghosian

And

Angela Zabder Landlords
Stonegate Properties Inc.

Brent Boghosian and Coleman Boghosian (the 'Tenants') applied for an order determining that Angela Zabder and Stonegate Properties Inc. (the 'Landlords') entered the rental unit illegally, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household, harassed, obstructed, coerced, threatened or interfered with the Tenants and withheld or interfered with their vital services or care services and meals in a care home.

The Tenants also applied for an order determining that the Landlords failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference was held by videoconference on February 4, 2026.

The Tenant Brent Boghosian, the Landlord Angela Zabder and the Landlords' Legal Representative Danielle Kinnear-Pietrangelo attended the case conference.

At the case conference, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Tenants' applications are withdrawn.
2. This order resolves all of the issues in the applications and resolves all issues in the tenancy that could form the basis of future applications between the parties.

February 10, 2026
Date Issued

John Cashmore
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.