



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-056082-25
LTB-L-081382-24-RV

In the matter of: 2109, 2087 FAIRVIEW ST
BURLINGTON ON L7R0E5

Between: Cassandra Vizzini Tenant

And

Laura Gridel Landlords
Angie Cunningham

T2 Application - LTB-T-056082-25:

Cassandra Vizzini (the 'Tenant') applied for an order determining that Laura Gridel and Angie Cunningham (the 'Landlords'):

- 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.

L9 Application - LTB-L-081382-24-RV:

The Landlords applied for an order requiring the Tenant to pay the rent that the Tenant owes.

This application was resolved by order LTB-L-081382-24 issued on September 15, 2025.

On January 13, 2026, the Tenant requested a review of the September 15, 2025 order and that the order be stayed until the request to review the order is resolved. The Tenant also filed a request to extend the time to file the request to review.

Adjudicative Case Conference:

An Adjudicative Case Conference ('ACC') relative to the T2 Application was held by videoconference on February 9, 2026.

At the ACC, the parties came to a resolution that encompasses the T2 Application and the L9 Application, so the L9 Application was brought forward on the record.

The Tenant, the Tenant's legal representative, Joseph Kazubek, and the Landlord, Angie Cunningham, attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

L9 Application - LTB-L-081382-24-RV:

1. The request to review order LTB-L-081382-24 issued on September 15, 2025 is granted. The order is cancelled and cannot be enforced.
2. The Landlords requested to withdraw the L9 Application and I consented to the request. The application having been withdrawn, the LTB's file is closed.

T2 Application - LTB-T-056082-25:

3. The Landlords shall pay \$500.00 to the Tenant on or before February 10, 2026.
4. If the full amount set out in paragraph 3 of this order is not paid by February 10, 2026, then the Landlords will start to owe interest. This will be simple interest from February 11, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Mark Melchers
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.