



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097189-25 & LTB-T-098425-25 & LTB-T-098632-25

In the matter of: 31 FRANEL CRESCENT
NORTH YORK ON M9L1B6

Between: EMMANUEL LEMAYIAN LETEIPA Tenant
SANDRA PARSOI

And

JESSICA PULIDO Landlord

EMMANUEL LEMAYIAN LETEIPA and SANDRA PARSOI (the 'Tenant') applied for an order determining that JESSICA PULIDO (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- collected an illegal charge
- 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

These applications were resolved through Online Dispute Resolution on February 6, 2026.

The Landlord and the Tenants attended the meeting.

Through mediation, the parties agreed to the following order on consent in full resolution of all issues between them to the current date. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$600.00.
2. The Landlord shall pay the Tenant the full amount owing by February 6, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 6, 2026, the Landlord will owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

February 13, 2026
Date Issued

Andrew Rowell
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.