



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-056604-25

In the matter of: Basement, 137 Gerrard St. E.
Toronto ON M5A2E3

Between: Jamie MacLeod Tenant

and

Steven Bereznai Landlord

Jamie MacLeod (the 'Tenant') applied for an order determining that Steven Bereznai (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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application came before me for a mandatory adjudicative case conference in videoconference 134 on February 11, 2026.

The Tenant, the Landlord and the Landlord's legal representative Jeff Shabes attended case conference.

At the case conference, the parties advised they had resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. On or before March 13, 2026, the Landlord shall pay the Tenant \$450.00 in full and final satisfaction of all issues in the tenancy. The payment must be made by e-transfer sent to imjustjamei@gmail.com.

February 17, 2026
Date Issued

Nersi Makki

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.