



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-101131-25

In the matter of: 33, 136 BERRY RD
Toronto ON M8Y1W2

Between: Sandale Gardens Limited Landlord

And

Gabriela Gubikova Tenants
Ramon Larancuent

Sandale Gardens Limited (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order requiring Gabriela Gubikova and Ramon Larancuent (the 'Tenants') to pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 10, 2026. Samuel Korman, licenced paralegal, represented the Landlord. Simon Parker, employee of the Landlord, was also present. Ramon Larancuent attended on behalf of both Tenants, at the commencement of mediation, Gabriela Gubikova briefly attended to confirm that Ramon Larancuent could represent her.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Tenants vacated the property and the tenancy was terminated.
- b. The Tenants still have the following unit keys in their possession: 2 unit keys, 2 main entrance keys, a mailbox key, a bike room key, and a garage key.
- c. The parties agreed all the keys will be returned to the Landlord on or before February 13, 2026. Returning the keys to the superintendent, or the office of the superintendent, is acceptable.

- d. The parties have agreed to settle all issues of the Landlord and the Tenants in accordance with the terms of this order.
- e. This order includes payment to the Landlord. The Tenants understand that they no longer have access to the portal and thus cannot pay the Landlord through the portal.

On consent of the parties, it is ordered that:

- 1. The tenancy has been terminated and the Tenants vacated the unit.
- 2. The Tenants shall return all the unit keys in their possession to the Landlord on or before February 13, 2026.
- 3. The Landlord will retain the last month rent deposit and the interest owing to the Tenants on the rent deposit.
- 4. The Tenants shall pay the Landlord arrears of rent owing to the end of the tenancy.
- 5. The amount of payment to the Landlord includes consideration of any issues the Tenants could have raised regarding the tenancy.
- 6. Provided the Tenants return the keys to the Landlord on or before February 13, 2026, then the total amount the Tenants owe the Landlord is \$900.00.
- 7. If the Tenants do not return the keys to the Landlord on or before February 13, 2026, then the total amount the Tenants owe the Landlord to the end of the tenancy is \$1,168.75 instead of \$900.00.
- 8. If the Tenants return the keys to the Landlord on or before February 13, 2026, but do not pay the \$900.00 on or before December 31, 2026, then the total amount of arrears owing to the Landlord is \$1,186.75 instead of \$900.00.
- 9. The Tenants shall pay the amount owing as a result of this order to the Landlord on or before December 31, 2026.
- 10. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2027 at 4.00% annually on the balance outstanding.
- 11. This order resolves all issues between the parties arising from the tenancy.

February 23, 2026
Date Issued

Joanne Lolato
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.