



**Order under Section 135 / 57 / 30 / 87/ 89**  
**Residential Tenancies Act, 2006**

**File Number:** LTB-T-080956-25  
LTB-L-081395-25

**In the matter of:** 2301, 135 ANTIBES DRIVE  
NORTH YORK ON M2R2Z1

**Between:** Shantelle Marrero Tenant

**And**

Graham Conte Landlords  
Yvonna Conte

Shantelle Marrero (the 'Tenant') applied for an order determining that Graham Conte and Yvonna Conte (the 'Landlords') collected or retained money illegally. This is the T1 Application.

The Tenant also applied for an order determining that the Landlords gave a notice of termination in bad faith. This is the T5 Application.

The Tenant 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. This is the T6 Application.

The Landlords applied for an order requiring the Tenant to pay the rent and daily compensation that the Tenant owes and to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex. This is the L10 Application.

The Landlord, Yvonna Conte, was not named as a Landlord in the Tenant's applications however they are named as the Landlord in the Landlords' application. As such, the Tenant's application is amended to include Yvonna Conte as a Landlord.

An Adjudicative Case Conference for the Tenant's applications was held by videoconference on February 12, 2026.

The Tenant, the Tenant's Agent, Alex Marrero, the Landlords, and the Landlords' Legal Representative, Vladmir Reznik, attended the case conference.

1. At the case conference, both the Tenant and the Landlords sought to withdraw their respective applications, and I consented to the request.
2. The applications having been withdrawn, the LTB's file is closed.

**February 18, 2026**  
**Date Issued**

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**Susan Priest**  
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.