



**Order under Sections 30, 31, 135
Residential Tenancies Act, 2006**

File Numbers: LTB-T-066396-23
LTB-T-089606-23

In the matter of: 4403, 110 CHARLES ST E
TORONTO ON M4Y1T5

Between: Kemal Mertler Tenants
Aybike Dilara Sayin Mertler

And

Ceylan Yavasca Esen, AKA Ceylan Yavasca Landlords
Ann Kathrin Gardhouse

Kemal Mertler and Aybike Dilara Sayin Mertler (the 'Tenants') applied for an order determining that Ceylan Yavasca Esen, AKA Ceylan Yavasca, and Ann Kathrin Gardhouse (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; 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; harassed, obstructed, coerced, threatened or interfered with the Tenants; and collected or retained money illegally.

This application was heard by videoconference on February 19, 2026.

The Tenants, the Tenants' legal representative, E. Vaiano, the Landlords and the Landlords' legal representative, C. Hart, attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlords and Tenants terminated on September 15, 2023.
2. On or before March 5, 2026, the Landlords shall pay the Tenants \$6,500.00 via electronic transfer of funds.
3. This consent order resolves all issues in the applications, and all issues arising under the tenancy.

February 25, 2026
Date Issued

Harry Cho
Vice Chair, 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.