



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

File Number: LTB-L-104129-25
LTB-T-010309-26

In the matter of: 4, 25 BRICKER AVE
WATERLOO ON N2L3B3

Between: 2328461 Ontario Ltd. Landlord

And

Mateo Paulo Giannidis Tenants
Amrit Anand

2328461 Ontario Ltd. (the 'Landlord') applied for an order requiring Mateo Paulo Giannidis, Amrit Anand and Riverview Legal Group (the 'Tenants') to pay the rent that the Tenants owe.

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

Before the start of the hearing the Landlord's agent Lily Xu, the Tenants, Mateo Paulo Giannidis and Amrit Anand, the Tenants' legal representative Shaun Harvey engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the Landlord's application and the parties agreed to also resolve the Tenants' T2/T6 Application(s) under file number LTB-T-010309-26 for an order determining the Landlords entered the rental unit illegally and/or substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application) and for an order determining the Landlord 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 (T6 Application), which was pending before the Board.

The parties agreed to resolve all matters raised in the applications and all matters arising from the tenancy and requested an order on consent. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy ended on September 30, 2025.

2. The Landlord will return the Tenants' rent deposit and key deposit in the amount of \$2,218.00 and will be sent as a payment \$1,109.00 to each Tenant.
3. This order resolves all issues raised in applications LTB-L-104129-25 and LTB-T-010309-26 and all matters arising from the tenancy.
4. The Landlord agrees to remove all negative credit reporting for the Tenants from the credit unions (Transunion and Equifax).

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$2,218.00 representing the Tenants rent deposit and the Tenants' key deposit.
2. The Landlord shall pay to the Tenants, the amount in paragraph 1 in accordance with the following schedule:
 - a) The Landlord shall pay to the Tenant, Mateo Giannidis the amount of \$1,109.00, in full on or before February 27, 2026.
 - b) The Landlord shall pay to the Tenant, Amrit Anand the amount of \$1,109.00, in full on or before February 27, 2026.
3. If the Landlord fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance to be paid by the Landlord to the Tenants pursuant to paragraph 1 shall become immediately due and payable, and the Landlord will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting February 28, 2026.

February 27, 2026
Date Issued

Diego Fernandez-Stoll
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.