



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-077611-25

In the matter of: 506, 2431 Finch Avenue West
Toronto Ontario M9M2E4

Between: Finch Main Gardens Ltd. Landlord

And

Nelson Palma Tenant

And

Jesenia Palma Unauthorized Occupants
Jaz Radway

Finch Main Gardens Ltd. (the 'Landlord') applied for an order to terminate the tenancy of Nelson Palma (the 'Tenant') and evict Jesenia Palma and Jaz Radway (the 'Unauthorized Occupants') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupants without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupants for the use of the rental unit.

This application was heard by videoconference on February 26, 2026.

The Landlord's representative, Preston Haynes, one of the Unauthorized Occupants, Jesenia Palma, the Unauthorized Occupant's representative, J. Ricardo Colonnese, attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed:

1. The Tenant passed away in February 2025.
2. The tenancy between the Landlord and the Tenant is terminated.
3. The Unauthorized Occupants will vacate the unit on or before April 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.

2. The Unauthorized Occupants shall move out of the rental unit on or before April 15, 2026.
3. If the unit is not vacated by April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after April 16, 2026.

March 2, 2026
Date Issued

Karen Gonçalves
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 16, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.