



Order under Section 31 and 32 Residential Tenancies Act, 2006

File Number: LTB-T-068221-25

In the matter of: 16 Traymore Street
BRAMPTON ON L7A2G2

Between: Stephanie Acosta
Barry Hoyte Tenants

And

Jacob Sami Landlord

Stephanie Acosta and Barry Hoyte (the 'Tenants') applied for an order determining that Jacob Sami (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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 Tenant (T2 application); and
- 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).

This application was heard by videoconference on March 3, 2026.

The Tenants' Legal Representative, Tracy Ryman, the Tenants, and the Landlord's Legal Representative, Andrew McMaster, attended the hearing.

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

The parties agree that:

1. The Tenants vacated the rental unit on or about August 11, 2025.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$3,000.00 on or before May 3, 2026.

2. If the Landlord does not pay the Tenants the full amount owing on or before May 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 4, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves the T2 and T6 application and is also a full and final settlement of all issues arising from the tenancy.

March 9, 2026
Date Issued

Paula West Oreskovich
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.