



**Order under Section 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-066026-25

In the matter of: BASEMENT APARTMENT
1887 WAVELL STREET
LONDON ON N5W2E3

Between: Jessica Saczek
Robert Marino Tenants

And

Silver Coast Group Inc. Landlord

Jessica Saczek and Robert Marino (the 'Tenants') applied for an order determining that Silver Coast Group Inc. (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

Jessica Saczek and Robert Marino (the 'Tenants') also applied for an order determining that Silver Coast Group Inc. (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.

These applications were heard by videoconference on March 10, 2026.

The Landlord and the Tenants attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Landlord shall reimburse the Tenants on an ongoing basis for “quick dams” within two weeks of receipts being provided by the Tenants.
2. The Tenants intend to vacate the rental unit. The parties will cooperate in the execution of an N11 agreement to terminate.
3. The Landlord is currently holding a rent deposit in the amount of \$750.00 and no interest has been paid.
4. The Landlord shall apply the rent deposit being held to the last month of the tenancy.

5. The Landlord also agrees that upon termination of the tenancy by the Tenants, the Landlord will reimburse the Tenants up to \$800.00 for the reasonable out of pocket expenses incurred for moving upon the Tenants providing receipts to the Landlord.

It is ordered that:

1. The Landlord shall pay to the Tenants \$5,000.00 by e-transfer on or before April 24, 2026.
2. The Landlord shall also reimburse the Tenants up to \$250.00 for out-of-pocket expenses incurred by no later than April 24, 2026, and upon receipts for expenses being provided by the Tenants. This amount includes the application filing fee.
3. This order resolves all issues between the parties up to the date of the hearing.

March 18, 2026
Date Issued

Kyle McGraw
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.