



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010282-26

In the matter of: 401, 12 MOUNTAIN AVE N
STONE CREEK ON L8G3P1

Between: The Effort Trust Company Landlord

And

Cristiano Da Silva Tenants
Melody Garcia

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Cristiano Da Silva and Melody Garcia (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants

The parties reached a proposed resolution agreement, and/or requested mediation, and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 27, 2026, by Roxanne Theriault, a Dispute Resolution Officer with the Landlord and Tenants Board.

The Landlord's Legal Representative, Kimberly Holleran and the Tenant, Cristiano Da Silva on behalf of both Tenants participated in mediation.

The parties agreed to an order on consent in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties provided their informed, independent, and voluntary consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
 - a. For next 12 consecutive months from February 27, 2026, to January 27, 2027, the Tenants shall cease the behaviors and activities as cited in the N5 notice of termination served on January 8, 2026.

2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without giving notice to the Tenants.
3. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the outstanding balance.

March 16, 2026

Date Issued

Roxanne Theriault

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.