



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-047849-23

In the matter of: 510, 500 DUPLEX AVE
TORONTO ON M4R1V6

Between: Q RES VI DUPLEX LP Landlord

And

Nicole Ramos Tenants
Steven Leslie

Q RES VI DUPLEX LP (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Ramos and Steven Leslie (the 'Tenants') because:

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

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was mediated by videoconference on March 18, 2026.

The Landlord's legal representative, David Ciobotaru, The Tenant's legal representative, Giuseppe Rizzuto, and the Tenant Nicole Ramos were present. Nicole Ramos represented on behalf of Steven Leslie. The parties reached consent prior to the mediation and requested a consent order. I am satisfied that the parties understood the terms of this order.

It is agreed that:

The Tenants have 3 minor children residing as occupants in the rental unit.

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 for the next 12 months starting today's date.
2. The Tenants shall refrain from making any noise outside of ordinary day-to-day living.
3. The Landlord, The Landlord's agent or the Landlord's representative, shall verify the noise complaint prior to applying under section 78 of the *Residential Tenancies Act, 2006*.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 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 notice to the Tenants.

5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application, if the Landlord makes the ex-party L4 application.

March 20, 2026

Date Issued

Maryam Cooper

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.