



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109260-25

In the matter of: Basement, 23 Brenda Crescent
Scarborough ON M1K3C3

Between: Tony (Antonio) Granato Landlord

And

Glenn Appelman Tenant
Mark Appelman

Tony (Antonio) Granato (the 'Landlord') applied for an order to terminate the tenancy and evict Glenn Appelman and Mark Appelman (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

Mediation was held on March 17, 2026. The following parties participated in the mediation: The Landlord's representative, Eleni Papastathakis, the Landlord, Tony (Antonio) Granato, the Tenants' representative, Brenden Varty, and the Tenants, Glenn Appelman and Mark Appelman.

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

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The parties agreed to execute a mutual release agreement on or before March 27, 2026.
3. The Landlord will pay the compensation payments to the Tenants by certified cheque to Glen Appelman.
4. The Landlord paid the Tenant compensation in the amount of \$1,549.00 on January 11, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026
2. In full and final exchange of the keys and vacate possession of the unit, on or before June 30, 2026, the Landlord shall pay to the Tenant compensation of \$20,000.00 in accordance with the following schedule:

- \$10,000.00 on or before March 30, 2026
 - \$10,000.00 upon vacate possession of unit on June 30, 2026.
3. If the unit is not vacated on or before June 30, 2026, then the term in paragraph 2 becomes null and void.
 4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

March 27, 2026
Date Issued

Kevin Kordahi
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027, 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.