



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

File Number: LTB-T-096640-24

In the matter of: 311, 5 CAPRI
Toronto ON M9B6B5

Between: WILLY AREVALO Tenants
FERNANDA AREVALO

And

CAPRI HOLDINGS LIMITED Landlord

WILLY AREVALO and FERNANDA AREVALO (the 'Tenants') applied for an order determining that CAPRI HOLDINGS LIMITED (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, and
- harassed, obstructed, coerced, threatened, or interfered with the Tenant.

This application was heard by videoconference on March 24, 2026.

The Tenants, the Landlord's Agent, A. Moldoveanu, and the Landlord's Legal Representative, M. Ciobotaru, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenants \$3,000.00 as follows:
 - \$1,037.70 to be immediately credited to the account of the Tenants, and
 - \$1,962.30 to be paid by cheque on or before April 23, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by April 23, 2026, the Landlord will owe interest. This will be simple interest calculated from April 24, 2026, at 4.00% annually on the balance outstanding.
3. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

4. This order resolves all issues with respect to the tenancy up to the date of the hearing.

March 27, 2026
Date Issued

Jitewa Edu
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.