



Order under Sections 30, 31, and 88.2 Residential Tenancies Act, 2006

File Numbers: LTB-T-063131-22
LTB-L-006068-26

In the matter of: 1027 Elgin St. N.
Cambridge ON N1R8J4

Between: Felica Cabral Tenants
Nino Duarte

And

Brandon Senwasane Landlords
Steve Senwasane

Felica Cabral and Nino Duarte (the 'Tenants') applied for an order determining that Brandon Senwasane and Steve Senwasane (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household,¹
- withheld or interfered with the Tenants' vital services or care services and meals in a care home,²
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards³ (LTB-T-063131-22; hereafter referred to as the 'T2/T6 Application').

An Adjudicative Case Conference ('ACC') was held by videoconference on March 23, 2026, with respect to the T2/T6 Application.⁴

The Tenants, the Landlords, and the Landlords' Legal Representative, Justin Darroch, attended the ACC.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement (LTB-L-006068-26; hereafter referred to as the 'L2 Application').⁵

¹ Section 31 of the *Residential Tenancies Act, 2006*.

² Section 31 of the *Residential Tenancies Act, 2006*.

³ Section 30 of the *Residential Tenancies Act, 2006*.

⁴ Rule 9 of the Board's *Rules of Procedure*.

⁵ Section 88.2 of the *Residential Tenancies Act, 2006*.

The L2 Application was scheduled to be heard by videoconference on April 16, 2026.

At the ACC on March 23, 2026, the Tenants and the Landlords agreed to have the L2 Application heard alongside the T2/T6 Application.

At the ACC, the parties consented to the following order to resolve both the T2/T6 Application and the L2 Application. I am satisfied that the parties understood the consequences of their joint submission, and specifically that the Tenants understood that the tenancy will be terminated.

Determinations:

L2 Application (LTB-L-006068-26): Request to Withdraw

1. The Landlords requested the consent of the Board to withdraw the L2 Application.
2. The Tenants were not opposed to the Landlords' request to withdraw the L2 Application.
3. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006*, I consented to the withdrawal of the L2 Application.

T2/T6 Application (LTB-T-063131-22): Named Tenants

4. The Tenants stated that the Tenant Cindy Duarte passed away on August 8, 2025.
5. The T2/T6 Application was therefore amended to remove Cindy Duarte as a named applicant. The style-of-cause was amended accordingly.⁶

T2/T6 Application (LTB-T-063131-22): Agreed Facts

6. The Tenants and the Landlords agreed that the Tenants filed an appeal of the order LTB-L-054228-24, issued on June 26, 2025, which in the process of being heard by the Divisional Court (DC-25-00000399-0000).
7. The Tenants and the Landlords agreed that the lawful rent is in the amount of \$1,836.00. It is due on the first (1st) day of each month.
8. The Tenants and the Landlords agreed that the Landlords shall pay the Tenants the required amounts in accordance with this order by *e-transfer*, by sending the payments to summermommy05@gmail.com.
9. The Tenants and the Landlords agreed that the tenancy shall be terminated on August 31, 2026.

⁶ Rule 1.6h) of the Board's *Rules of Procedure*.

It is ordered on consent that:

L2 Application (LTB-L-006068-26)

1. The L2 Application (LTB-L-006068-26) having been withdrawn; the Board's file is closed.
2. The hearing scheduled on April 16, 2026, with respect to the L2 Application (LTB-L-006068-26), is therefore cancelled.

T2/T6 Application (LTB-T-063131-22)

3. The parties agree that the tenancy shall be terminated on August 31, 2026. Therefore, the Tenants shall vacate the rental unit on or before August 31, 2026.
4. The Landlords shall pay the Tenants the total amount of \$5,508.00.
5. The Landlords shall pay the Tenants the amount set out in paragraph 4 of this order in accordance with the following schedule:
 - On or before April 30, 2026, the amount of \$2,754.00,
 - Upon the Tenants returning vacant possession of the rental unit to the Landlords on or before August 31, 2026: \$2,754.00.
6. If the Landlords do not pay the Tenants the full amounts owing pursuant to payment schedule set out in paragraph 5 of this order, the Landlords will start to owe interest. This will be simple interest calculated from the day following the breach, at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Alexandre Traboulsi
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.