



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067344-25

In the matter of: 502, 23 MAIN ST
DUNDAS ON L9H2P7

Between: Abel Erazo Ibarra Tenants
Natalie Josephine Erazo-Ibarra

And

Grace Silvestrin Landlord

Abel Erazo Ibarra and Natalie Josephine Erazo-Ibarra (the 'Tenants') applied for an order determining that Grace Silvestrin (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on March 25, 2026. The Tenant Abel Erazo Ibarra, the Tenant's legal representative Lisa Lynn Duchene and the Landlord's legal representative Ian Shemesh 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 it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective September 30, 2026. The Tenants must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 October 1, 2026.
4. The Tenants shall return possession of the rental unit to the Landlord in a broom swept condition with no remaining belongings.

5. Should the Tenants vacate the rental unit prior to September 30, 2026 and in the condition referenced in paragraph 4 of this order, the Tenants shall be entitled to the following compensation from the Landlord:
 - a) \$4,449.00 if the Tenants vacate by March 31, 2026
 - b) \$3,707.50 if the Tenants vacate by April 30, 2026
 - c) \$2,966.00 if the Tenants vacate by May 31, 2026
 - d) \$2,224.50 if the Tenants vacate by June 30, 2026
 - e) \$1,483.00 if the Tenants vacate by July 31, 2026
 - f) \$741.50 if the Tenants vacate by August 31, 2026
6. If the Landlord do not pay the Tenants the full amount owing on or before September 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from October 1, 2026 at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Fabio Quattrociocchi
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.

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