



**Order under Sections 30/31/69/77/87(1)
Residential Tenancies Act, 2006**

File Numbers: LTB-T-057156-23
LTB-L-097580-23
LTB-L-100422-23

In the matter of: MAIN FLOOR, 391 BROCK AVE
TORONTO ON M6H3N5

And

SECOND FLOOR, 391 BROCK AVE
TORONTO ON M6H 3N5

Between: Chris Lindsay (Main Floor Tenant) Tenants
Monica Molotkiewicz (Second Floor Tenant)

And

Aldina Pereira Landlord

Multi-tenant T2/T6 Application – LTB-T-057156-23:

Chris Lindsay and Monica Molotkiewicz (the 'Tenants') applied for an order determining that Aldina Pereira (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

L2/L9 Application – Main Floor Unit – LTB-L-097580-23:

The Landlord applied for an order to terminate the tenancy and evict the tenant, Chris Lindsay ('CL'), because the Landlord requires possession of the rental unit in order to demolish the unit.

The Landlord also applied for an order requiring CL to pay the rent that CL owes.

L3/L9 Application – Second Floor Unit - LTB-L-100422-23:

The Landlord applied for an order to terminate the tenancy and evict the tenant, Monica Molotkiewicz ('MM'), because MM gave a notice to terminate the tenancy.

The Landlord also applied for an order requiring MM to pay the rent that MM owes.

These applications were heard by videoconference on March 30, 2026.

The Landlord, the Landlord's support person, Paul Tavora, the Landlord's legal representative, Julia MacDonald, the Tenant, CL, and the Legal representative for CL and MM, Victoria Pileggi ('VP'), attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

LTB-L-100422-23:

1. The tenancy between the Landlord and the Tenant, Monica Molotkiewicz ('MM'), relative to the rental unit at 2nd Floor-391 Brock Avenue, Toronto, Ontario M6H 3N9, is terminated as of December 31, 2023, when MM moved out of the rental unit.

LTB-L-097580-23:

2. The tenancy between the Landlord and the Tenant, Chris Lindsay ('CL'), relative to the rental unit at Main Floor-391 Brock Avenue, Toronto, Ontario M6H 3N5, is terminated as of June 15, 2026.
3. CL must move out of the rental unit at Main Floor-391 Brock Avenue, Toronto, Ontario M6H 3N5 on or before June 15, 2026.
4. If the unit located at Main Floor-391 Brock Avenue, Toronto, Ontario M6H 3N5 is not vacated on or before June 15, 2026, then starting June 16, 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 located at Main Floor-391 Brock Avenue, Toronto, Ontario M6H 3N5 to the Landlord on or after June 16, 2026.
6. CL shall return the rental unit to the Landlord in its current condition.
7. CL's last month's rent deposit will be applied to the rent for the month of May 2026. Rent for June 1-15, 2026 will be charged on a *per diem* basis.

LTB-T-057156-23:

8. The Landlord shall pay \$19,250.00 to the Tenant, Chris Lindsay ('CL'), on or before May 1, 2026.
9. The Landlord shall pay the amount set out in paragraph 8 of this order to VP's law firm, in trust, and it will be released to CL once he vacates the rental unit.
10. The Landlord shall pay \$5,000.00 to the Tenant, Monica Molotkiewicz ('MM'), on or before May 1, 2026.
11. The Landlord shall pay the amount set out in paragraph 10 of this order to VP's law firm, in trust, and it will be released to MM immediately.

LTB-T-057156-23, LTB-L-097580-23, & LTB-L-100422-23:

12. This order resolves all issues between the Landlord and MM relative to MM's tenancy of the rental unit at Second Floor-391 Brock Avenue, Toronto, Ontario M6H 3N5
13. This order resolves all issues between the Landlord and CL relative to CL's tenancy of the rental unit at Main Floor-391 Brock Avenue, Toronto, Ontario M6H 3N5 up to March 30, 2026.
14. The Landlord and CL requested that the following agreement be documented in this order: The Landlord and CL agree that they will comply with the requirements of the *Residential Tenancies Act, 2006* and the regulations thereunder up until CL's tenancy ends and he vacates the rental unit.

April 1, 2026
Date Issued

Mark Melchers
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.