



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

**File Number:** LTB-T-032387-25

**In the matter of:** 404/2, 1805 SIMCOE ST N  
OSHAWA ON L1G4Y2

**Between:** Mario Alberto Chavez Gutierrez Tenant

**and**

Foundry Simcoe 1805 Landlord

Mario Alberto Chavez Gutierrez (the 'Tenant') applied for an order determining that Foundry Simcoe 1805 (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.

This application came before me for an adjudicative case conference in videoconference 142 on March 30, 2026.

The Tenant and the Landlord's legal representative Sara Murtadha attended the case conference.

At the case conference, the parties advised that they had resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

**It is ordered on consent that:**

1. The tenancy between the Tenant and the Landlord is terminated on April 1, 2025.
2. This order resolves all issues in the tenancy.

**April 2, 2026**  
**Date Issued**

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Nersi Makki  
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.