



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-092120-25

In the matter of: 1, 104 Leslie Street
Toronto ON M4M3C7

Between: Danielle Nicole Lee
David Robitaille Tenants

And

2468208 ONTARIO INC. Landlord

Danielle Nicole Lee and David Robitaille (the 'Tenants') applied for an order determining that 2468208 ONTARIO INC. (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

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

The Landlord's representative, Eric Spalvieri, and one of the Tenants, Danielle Nicole Lee, attended the hearing.

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

Agreed facts:

1. LTB File: LTB-L-00696-26 ("L1 order") is an L1 order issued by the Board in which the Tenants are noted to owe rent arrears.
2. The Landlord shall reduce the amount owed by the Tenants on the L1 order by \$3,000.00.
3. This is a global resolution of all issues pertaining to this tenancy.

It is ordered on consent that:

1. The Landlord shall reduce the total outstanding rent owed by the Tenants by \$3,000.00.

April 10, 2026
Date Issued

Vishal Nanda

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.