



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-014957-25

In the matter of: 412, 6 PARK VISTA
EAST YORK ON M4B1A2

Between: Aurora Voicu and Cristian Voicu Tenants

And

Park Vista Apartartments Landlord

Aurora Voicu and Cristian Voicu (the 'Tenants') applied for an order determining that Park Vista Apartartments (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on March 23, 2026.

The Tenant, Aurora Voicu, and the Landlord's legal representative, Heather Butt, attended the ACC.

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.

Determinations:

1. The Tenant's application is amended to add the Tenant's spouse, Cristian Voicu, as an additional Tenant on the application. This amendment is on consent of the Landlord.

It is ordered on consent that:

1. The Landlord shall immediately remove the lock on storage locker #20.
2. The Tenants shall return vacant possession of storage locker #20 on or before April 15, 2026.
3. If vacant possession of storage locker #20 is not returned to the Landlord by April 15, 2026, then the lawful charge of \$50.00 per month will be added to the Tenants' ledger for storage locker #20.
4. The Landlord shall provide the Tenants with access to storage locker #14 at no charge.

5. The Landlord shall provide the Tenants with storage locker #33 by the end of business day on March 24, 2026.
6. Starting April 1, 2026, the Tenants shall pay \$30.00 per month for the use of storage locker #33.
7. On or before April 6, 2026, the Landlord shall provide the Tenants with a letter of agreement outlining the following:
 - a) The Tenants have been provided with parking spots #113 and #65 at no charge.
 - b) The Tenants have been provided with storage locker #14 at no charge.
 - c) As of April 1, 2026, the Tenants pay \$30.00 per month for storage locker #33.
8. The Tenants shall sign the agreement with the Landlord for storage locker #14 and #33.

April 9, 2026
Date Issued

Melissa Anjema
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.