



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-026467-25

In the matter of: 1404, 11 MARGARET AVE
KITCHENER ON N2H6M4

Between: Christian Ieritano Tenant

And

Homestead Land Holdings Ltd. Landlord

Christian Ieritano (the 'Tenant') applied for an order determining that Homestead Land Holdings Ltd. (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 was heard by videoconference on April 2, 2026.

The Landlord's legal representative Crystal Sankey and the Tenant attended the hearing.

The Parties Agree:

1. The tenancy between the Landlord and the Tenant terminated on June 30, 2025.
2. The Landlord shall waive any rent arrears currently listed on the Tenant's rent ledger.
3. The Landlord shall cease any collection efforts for arrears alleged to be outstanding and shall remove the Tenant's accounts from any collection agencies engaged to collect rent arrears.
4. The Landlord shall ensure that any arrears are removed from the collections process and the Tenant's credit report.
5. The Landlord agrees not to file any subsequent applications in relation to this tenancy, including but not limited to an L10 application for arrears of rent.

It is ordered that:

1. The Landlord shall pay to the Tenant by cheque, money order, or bank draft, the sum of \$2,300.00, on or before May 9, 2026.

2. If the Landlord does not pay the Tenant the full amount owing by May 9, 2026, the Landlord will owe interest. This will be simple interest calculated from May 10, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues between the parties in relation to the tenancy.

April 9, 2026
Date Issued

Kyle McGraw
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.