



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-038762-25

In the matter of: 817, 225 Davisville Avenue
Toronto ON M4S1G9

Between: Joao Henrique Brum Vieira da Rocha Tenants
Mariana Isabel Villegas Flores

And

Greenrock Limited Partnership c/o Sterling
Karamar Property Management Landlord

Joao Henrique Brum Vieira da Rocha and Mariana Isabel Villegas Flores (the 'Tenants') applied for an order determining that Greenrock Limited Partnership c/o Sterling Karamar Property Management (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenants.

An Adjudicative Case Conference ("ACC") was held by videoconference on April 21, 2026.

The Landlord's Representative, Sean Beard, the Landlord's Agent, Marites Estolas, and the Tenants attended the ACC.

The parties before the LTB consented to the following order:

The parties agreed:

1. The terms contained in this order resolve all issues between the parties as they relate to this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 31, 2025.
2. As of May 31, 2025, the Tenants had a zero-balance owing to the Landlord.

April 27, 2026
Date Issued

Nicole Pedron
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.