



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-005749-26

In the matter of: 65 BURNHAMTHORPE CRES
ETOBICOKE ON M9A1G6

Between: Landvest Realty Landlords
Shalby Investments Incorporated
Dominic Renda Holdings Incorporated
Sioma Shnaider
Lea Shnaider
Diego Alaimo
Ana Maria Alaimo
Calogero Alaimo
Maria Del Carmen Alaimo
Olympia Trust Company

And

Rino Volpe Tenants
Katarzyna Volpe

LANDVEST REALTY (the 'Landlord') applied for an order to terminate the tenancy and evict RINO VOLPE and KATARZYNA VOLPE (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation (L2); and nonpayment of rent and rent arrears (L1).

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on April 22, 2026.

The Landlords' Legal Representative Vladimir Reznik, the Landlords' Agent Gabriel Krikunez, the Tenants' Legal Representative Ali Ahmed and Tenant Rino Volpe attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The application is amended to include all Landlords who are mortgagees in possession, the list of which includes:

Shalby Investments Incorporated
Dominic Renda Holdings Incorporated
Sioma Shnaider
Lea Shnaider
Diego Alaimo
Ana Maria Alaimo
Calogero Alaimo
Maria Del Carmen Alaimo
Olympia Trust Company
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
3. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after September 1, 2026.
5. All arrears on the L1 application, the L1 update and the L2 application are forgiven.
6. The rent shall be free to August 31, 2026.
7. Water and solid waste charges to August 31, 2026, shall be paid by the Landlord and all other utilities will be paid by Tenants.
8. All outstanding issues on the tenants' side and on the landlords' side are resolved including last months rent and interest on it.
9. The Landlord withdraws the L2 application and originating N12 notice.

April 24, 2026
Date Issued

Melinda Jamieson
Hearing Officer, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on March 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.