



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-090590-25
LTB-L-022623-26

In the matter of: 70, 6 CHESTNUT DR
GRIMSBY ON L3M0C4

Between: Andrea Feldman-Kohlver Tenants
James Taylor

And

Trevor Gratto Landlords
Jacqueline Gratto

Andrea Feldman-Kohlver and James Taylor (the 'Tenants') applied for an order determining that Trevor Gratto and Jacqueline Gratto (the 'Landlords') gave a notice of termination in bad faith.

The parties attended a hearing on April 22, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Tenants Andrea Feldman-Kohlver and James Taylor, the Landlords Trevor Gratto and Jacqueline Gratto and the Landlord's legal representative Sandra Askew, participated in the mediation.

The parties agreed to resolve all matters raised in the Tenants' application and the parties agreed to also resolve the Landlord's L10 Application under file number LTB-L-022623-26 which was pending before the Board.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants moved out of the rental unit on April 15, 2025.
2. The Landlord will pay to the Tenants \$11,000.00 in full satisfaction of all claims raised in their applications and all matters arising from their tenancy.

3. Any payments to be made by the landlords to the Tenants can be made by way of e-transfer to: afkohlver@gmail.com.
4. The Landlord will withdraw their L10 application.
5. This order settles all matters raised in both applications and all matters arising from the tenancy and the parties also agree that neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

It is ordered on consent that:

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1. The Landlords shall pay the Tenants \$11,000.00 in full satisfaction of all matters raised in the Tenants application and all matters arising from the tenancy.
2. The Landlords shall pay the Tenants the amount in paragraph 1 in accordance with the following schedule
 - a) \$5,500.00 payable on or before May 22, 2026
 - b) \$5,500.00 payable on or before June 22, 2026
3. If the Landlords fail to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance to be paid by the Landlords to the Tenants pursuant to paragraph 1 shall become immediately due and payable, and the Landlords will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

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4. The application having been withdrawn, the LTB's file is closed.

April 24, 2026
Date Issued

Diego Fernandez-Stoll
Hearings 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.