



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-086788-25

In the matter of: 2 (Basement), 76 Thirty Fifth Street
Etobicoke Ontario M8W3K4

Between: Luis Manuel Robles Gama Tenants
Thalia Alejandra Palomino Pulido

And

Liviu Bataran Landlord

Luis Manuel Robles Gama and Thalia Alejandra Palomino Pulido (the 'Tenants') applied for an order determining that Liviu Bataran (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard on April 20, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Tenants and the Landlord were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord will pay the Tenants the amount owing via e-transfer to Djama03@hotmail.com.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$600.00 in full resolution of the T1 application.
2. The Landlord shall pay the Tenants the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$300.00 in full on or before May 31, 2026; and
 - b) \$300.00 in full on or before August 31, 2026.

3. If the Landlord does not pay the Tenants the full amount owing in accordance with the schedule set out in paragraph 2, the remaining balance of the amount owing under paragraph 1 will immediately become due and owing and the Landlord will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

April 30, 2026

Date Issued

Christine Leitch

Hearings Officer, Landlord and Tenants 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.