



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

**File Number:** LTB-L-005372-26

**In the matter of:** BASEMENT UNIT, 121 EMERSON AVENUE  
TORONTO ON M6H3S7

**Between:** ELENA CORRADO Landlord

**And**

TIFFANY INTERISANO Tenant

ELENA CORRADO (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY INTERISANO (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 23, 2026.

The Landlord, represented by Barrington Lue Sang, the Landlord's Support, Antonella Corrado and the interpreter, Luciana D-Allensandris and the Tenant, represented by Elysha Roeper engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LBT consented to the following order:

**The parties agreed that:**

1. The Landlord shall ensure that cockroach treatment is completed on or before April 30, 2026.
2. The Landlord shall provide the Tenant with a positive reference on or before April 30, 2026.
3. The Tenant is the owner of all the appliances in the basement unit.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.

2. The Landlord shall waive all rent arrears and any future rent owing up to July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord 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 Landlord on or after August 1, 2026.

**April 27, 2026**

**Date Issued**

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**Cheryl Lavoie**

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 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.