



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-021523-26

In the matter of: 2, 1303 GERRARD ST E
TORONTO ON M4 L1Y8

Between: Gerrard Greenwood Southeast Holdings Inc. Landlord

and

Greggory Lazarus Tenants
Brooklyn Cecconi

Gerrard Greenwood Southeast Holdings Inc. (the 'Landlord') applied for an order requiring Greggory Lazarus and Brooklyn Cecconi (the 'Tenants') to pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on April 29, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Karen Dubin and the Tenants participated in the mediation. The Tenants did not receive legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Tenants vacated the rental unit on March 31, 2026.
- 2) The rent was \$1,870.61. It was due on the 1st day of each month.
- 3) The rent arrears and daily compensation owing to March 31, 2026 are \$3,741.22. However, the Landlord waives collection of \$1,870.61 which is half of the arrears.
- 4) The Landlord collected a rent deposit of \$1,870.61 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

- 5) The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$40.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenants which were returned NSF.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. This tenancy terminated on March 31, 2026 when the Tenants vacated the rental unit.
2. The Tenants shall pay to the Landlord \$1,201.31. This amount includes half of the rent arrears owing up to March 31, 2026, the cost of the application, and the cost of the unpaid NSF charges minus the rent deposit.
3. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
4. This order is in full and final settlement of this application.

May 5, 2026
Date Issued

Denise Hannivan
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.