



Order under Section 31 and 30 Residential Tenancies Act, 2006

File Number: LTB-T-106062-24

In the matter of: 134, 165 HAMPSHIRE WAY
MILTON ON L9T8M7

Between: Coralee Allaert
Brandon Walker
Tenants

And

Paola Rosemary Velarde Vilchez
Juan Jose Del Aguila Torres
Landlords

Coralee Allaert and Brandon Walker (the 'Tenants') applied for an order determining that Paola Rosemary Velarde Vilchez and Juan Jose Del Aguila Torres (the 'Landlords') and Ursula Mayta (the 'Landlords' Agent):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

Coralee Allaert and Brandon Walker (the 'Tenants') also applied for an order determining that Paola Rosemary Velarde Vilchez and Juan Jose Del Aguila Torres (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The Landlords and the Tenants engaged in a private settlement discussion and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on May 1, 2026. The Landlords' legal representative, Brenda Guardado, the Landlord, Juan Jose Del Aguila Torres, on behalf of the Landlords, the Tenants' legal representative, Saron Navratil and the Tenant, Coralee Allaert on behalf of the Tenants, were present.

The parties requested that Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board issue an order on consent. I am satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The Application is amended to remove the Landlord's agent, Ursula Mayta, as a named party in the application.
2. The total amount the Landlords shall pay the Tenants is **\$2,400.00** which represents a full and final settlement of all issues arising to from the tenancy up to the date of the hearing.
3. The Landlords shall pay the Tenants the full amount owing by email money transfer: coraleeallaert99@gmail.com on or before May 6, 2026.
4. If the Landlords do not pay the Tenants the full amount owing by May 6, 2026, the Landlords will owe interest. This will be simple interest calculated from May 7, 2026, at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Sarah Visnovec
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.