



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-026505-26
LTB-T-071240-22

In the matter of: 1609, 126 Bellamy Road N
Toronto Ontario M1J 2L1

Between: Victoria Moreira Tenants
Kathey Mickalakos

and

2255761 Ontario Limited Landlords
Better Living Homes Inc

and

Berkley Property Management Inc Landlords' Agents
Jeffrey Rana

ORDER

Victoria Moreira and Kathey Mickalakos (the 'Tenants') applied for an order determining that 2255761 Ontario Limited and Better Living Homes Inc (the 'Landlords') and Berkley Property Management Inc and Jeffrey Rana (the 'Landlords' Agents'):

LTB-T-026505-26

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (T2 application).
- harassed, obstructed, coerced, threatened or interfered with the Tenants (T2 application).
- 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 (T6 application).

LTB-T-071240-22

- substantially interfered with their reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (T2 application).
- 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 (T6 application).

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. Both T2/T6 applications (LTB-T-026505-26 and LTB-T-071240-22) were mediated by videoconference on April 23, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlords' Representative David Ciobotaru, the Landlords' Agent Lilly Bellicoso, and Tenant Kathey Mickalakos, who had authorization to consent on behalf of the other Tenant, participated in mediation. The Tenant Kathey Mickalakos received legal advice about one of the applications early in the process.

Background

During mediation the parties reached an agreement and requested an Interim Order on Consent for both applications. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing for either application and resolving all issues arising from the tenancy up to April 23, 2026 *if* certain conditions set out in an interim order were met. The interim order from that mediation (LTB-T-026505-26-IN and LTB-T-071240-22-IN4) was issued on April 29, 2026.

I am satisfied that the conditions set out in paragraphs 1-2 of interim order LTB-T-026505-26-IN and LTB-T-071240-22-IN4 dated April 29, 2026 have been met. The parties uploaded documents to the Tribunals Ontario Portal that confirm delivery of payment instruments by the Landlords to the Tenants and that confirm receipt of those payments by the Tenants.

This order closes both files in full and final settlement of both applications and in full and final settlement of all issues related to the tenancy up to the date of the mediation, April 23, 2026.

It is ordered on consent of the parties that:

1. Per paragraph 8 of interim order LTB-T-026505-26-IN and LTB-T-071240-22-IN4 dated April 29, 2026, both LTB files for the applications LTB-T-026505-26 and LTB-T-071240-22 are closed.

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.