



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Numbers: LTB-T-072747-25-RV
LTB-T-052360-25-RV
LTB-L-059882-25-RV

In the matter of: 507, 15 Stollery Pond Crescent
Markham ON L6C0Y4

Between: Andrew James Court Tenants
Kristin Joan Zarudny

And

Leslie Mo Landlord

REVIEW ORDER

LTB-T-072747

Andrew James Court and Kristin Joan Zarudny (the 'Tenants') applied for an order determining that Leslie Mo (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

LTB-T-052360-25

Andrew James Court and Kristin Joan Zarudny (the 'Tenants') applied for an order determining that Leslie Mo (the 'Landlord') collected or retained money illegally.

LTB-L-059882-25

Leslie Mo (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew James Court and Kristin Joan Zarudny (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.

These applications were resolved by order LTB-T-072747-25; LTB-T-052360-25; and LTB-L-059882-25 issued on March 12, 2026.

On April 10, 2026, the Tenants requested a review of the order.

An adjudicative case conference occurred on May 7, 2026.

The Landlord, the Landlord's legal representative, Dan Schofield, and the Tenants attended the adjudicative case conference.

At the adjudicative case conference, the parties reached a settlement on the terms set out below.

After the agreement was reached, the adjudicative case conference was recessed for half an hour (the amount of time suggested by the Tenants) to give the Tenants time to consider and fully process the settlement agreement.

I am satisfied that the parties understood the terms and consequences of the consent order set out below.

On consent of the parties, it is ordered that:

1. This order resolves all issues arising out of the tenancy to date.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must vacate the rental unit on or before August 31, 2026.
3. The Landlord waives all arrears up to May 31, 2026.
4. The Tenants shall have use of 2 parking spaces until they vacate the rental unit.
5. The Landlord shall return the \$300.00 key deposit upon the Tenants returning the keys to the Landlord via the concierge after vacating the rental unit.
6. The Landlord agrees to give the Tenants a 100% rent abatement for the period June 1, 2026 to August 31, 2026 to compensate the Tenants for all past and extant maintenance issues.
7. The Tenants may terminate the tenancy any time prior to August 31, 2026 upon 5 days written notice from the Tenants to the Landlord.
8. If the Tenants vacate the rental unit prior to August 31, 2026, the Landlord shall return the prorated balance of the last month's rent deposit currently being held by the Landlord in the amount of \$2,113.50 (e.g. if the Tenants leave May 15, June 15, July 15, or August 15, 2026, the Landlord would return ½ months rent deposit, similarly, if the Tenants leave June 1, or July 1, or August 1, the Landlord shall return the full rent deposit less one day).
9. The Landlord shall not show the rental unit to prospective tenants or purchasers until after the Tenants vacate the rental unit.

10. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 September 1, 2026.

April 15, 2026
Date Issued

Richard Ferriss
Member, 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.