



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-032310-26

In the matter of: 1111, 100 PROMENADE CIR
THORNHILL ON L4J7W7

Between: Steven Beanre Alex Ramirez Tenant

And

Radmila Issakova Landlord

Steven Beanre Alex Ramirez (the 'Tenant') applied for an order determining that Radmila Issakova (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

This application was heard by videoconference on May 8, 2026. The Landlord and the Tenant attended the hearing. The Tenant was represented by George Brown and the Landlord was represented by Francisco Gomez. Parties requested the order below on consent.

Parties agree that this order represents a full and final settlement of all issues between the parties to the date of the hearing. Parties also agree to meet at the rental unit at 11 am on May 9th, 2026 for the Tenant to return his keys and fob to the Landlord, and for the parties to transfer the Tenant's belongings from the rental unit into the condo locker. Parties also agree that the payment set out below includes return of the Tenant's last month's rent deposit.

On consent of the parties, it is ordered that:

1. The Tenancy is terminated effective May 9, 2026.
2. 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 May 10th, 2026.
3. The Landlord shall pay the Tenant \$3,652.74 on or before June 9th, 2026.

4. If the Landlord does not pay the Tenant the full amount owing by June 9, 2026, the Landlord will owe interest. This will be simple interest calculated from June 10, 2026 at 4.00% annually on the balance outstanding.
5. The Landlord shall hold the Tenant's belongings in their condo locker for 30 days until June 8th, 2026. The Landlord shall make arrangements with the concierge to permit the Tenant access to the Tenant's belongings during that permit.

May 15, 2026

Date Issued

Vladimir Nikitin

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 9, 2026 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.