



Order under Section 57
Residential Tenancies Act, 2006

File Number: LTB-T-099629-25

In the matter of: 39, 1250 LIMERIDGE RD E
HAMILTON, Ontario, L8W1P1

Between: Jeffrey Emberson Tenants
Katelyn Macaluso-Emberson

and

Philip Javier Landlords
Floreadel Javier

- [1] Jeffrey Emberson and Katelyn Macaluso-Emberson (the 'Tenants') applied for an order determining that Philip Javier and Floreadel Javier (the 'Landlords'), gave a notice of termination in bad faith.
- [2] The application was scheduled to be heard by video conference on May 11, 2026. The Tenant, Jeffrey Emberson was present on behalf of both Tenants and self-represented. The Landlords were present and represented by licensed paralegal Karl Sadowski.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

- 1. The Landlords shall pay to the Tenants \$5000.00 by no later than June 30, 2026.
- 2. This Order shall resolve all matters relating to this tenancy on a Full and Final basis.

May 15, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.