



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-094405-25

In the matter of: B, 451 ROGERS RD
YORK ON M6M1A6

Between: Sharon D Weeden Tenant

And

Erica Montesano Landlord
Matthew Perri

And

Erica Montesano Purchaser
Matthew Perri

Sharon D Weeden (the 'Tenant') applied for an order determining that Erica Montesano and Matthew Perri (the 'Landlord and/or the Purchaser') gave a notice of termination in bad faith.

The parties attended a Hearing by videoconference on May 6, 2026, where the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord and/or the Purchaser's agent, Nick Montesano and the Tenant attended the hearing. Nick Montesano had authorization to consent on behalf of the Landlord and/or the Purchaser.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord and/or the Purchaser gave the Tenant an N12 notice of termination under section 48 of the Act; and
2. The Tenant vacated the rental unit as a result of the N12 notice of termination on May 10, 2025.

3. The one-month compensation pursuant to the N12 notice of termination has been paid to the Tenant.

On consent of the parties, it is ordered that:

1. The total amount the Landlord and/or the Purchaser shall pay the Tenant is \$6,500.00. This amount represents:
 - The increased rent the Tenant incurred;
 - The reasonable moving, storage and other like expenses that the Tenant has incurred as a result of having to move out of the rental unit; and
 - The cost of filing the application.
2. The Landlord and/or the Purchaser shall pay the Tenant the full amount owing by May 15, 2026.
3. If the Landlord and/or the Purchaser does not pay the Tenant the full amount owing by May 15, 2026, the Landlord and/or the Purchaser will owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Britney Sooknanan
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.