



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-003252-25

In the matter of: 405, 7 Biggin Crt
North York ON M4A 1M3

Between: Theresa Malley Tenant

And

Maksim Mukaj Landlord
Centurion Property Associates Inc

Theresa Malley (the 'Tenant') applied for an order determining that Maksim Mukaj and Centurion Property Associates Inc (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on May 13, 2026.

The Landlord, Maksim Mukaj, the Landlord's Legal Representative, Martin Zarnett, the Tenant's Support Person, Candice Carmen, the Tenant's Legal Representative, Christopher Karas and the Tenant attended the hearing.

The parties mutually agreed to resolve all the matter at issue in the T2 application and requested an order on consent. At the hearing, I was satisfied that the parties understood the consequences of their respective consent as reflected in the order below.

The parties agree that:

1. This represents a full and final settlement between the parties for all issues and all future claims or applications for this tenancy, pursuant to the *Residential Tenancies Act, 2006* ('Act') and any other applicable legislation.
2. There are no outstanding applications or actions filed by the parties against each other.

3. Neither party shall commence legal proceedings by way of application or actions with respect to the tenancy pursuant to the Act or any other applicable legislation.
4. That no monies are owed by the Tenant to the Landlord for any reason under the tenancy, including for arrears of rent or damages. Moreover, the Landlord confirms there was no undue damages committed by the Tenant to the rental unit during the tenancy.
5. The Tenant satisfactorily paid the Landlord to the termination of the tenancy on February 29, 2024.

It is ordered on consent that:

1. The Tenant's application is dismissed without costs.

May 20, 2026
Date Issued

Panagiotis P. Roupas
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.