



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-093677-25

In the matter of: 1, 60 Cassandra Boulevard
North York ON M3A1S6

Between: Nicholas Manousos
Chantal London Tenant

And

Cap Reit (Canadian Apartment Properties) Landlord

Nicholas Manousos and Chantal London (the 'Tenant') applied for an order determining that Cap Reit (Canadian Apartment Properties) (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.
- for an order to terminate the tenancy and evict the Tenant(s) because the Tenant(s) did not pay the rent that the Tenant(s) owe(s)

These applications were heard by videoconference on May 14, 2026.

The Tenant, NM, and the Landlord's agent, Eduard Zediu, attended the hearing. The Landlord was represented by Geoff Paine.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$71.00 in full and final resolution of the Tenant's applications.
2. This amount shall be credited towards the rent for June 2026.
3. If the Landlord does not pay the Tenant the full amount/credit the amount towards the rent for June 2026 on or before June 1, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Sonia Anwar-Ali

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.