



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-024838-26-SA
and LTB-T-023505-26

In the matter of: 408, 291 AVENUE RD
TORONTO ON M4V2G9

Between: Cottingham Manor Landlord

And

Yakov Zanguri Tenant

Cottingham Manor (the 'Landlord') applied for an order to terminate the tenancy and evict Yakov Zanguri (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-024838-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-024838-26. (LTB-L-024838-26-SA)

Yakov Zanguri (the 'Tenant') also applied for an order determining that Michelle Glied-Goldstein and Habosh Investments Inc. - The Cottingham Manor (the 'Landlord') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant. (LTB-T-023505-26)

The motion and application was heard by videoconference on May 26, 2026.

The Landlord's legal representative Kevin Kok, the Tenant's legal representative Julita Pacholczyk and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Tenant's rent ledger balance is \$0.00.
2. The Tenant's application in LTB-T-023505-26 is brought forward to be resolved as part of this order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-024838-26, issued on March 23, 2026, is granted.
2. Order LTB-L-024838-26, issued on March 23, 2026, is set aside and cannot be enforced.
3. The Tenancy between the Landlord and the Tenant is terminated on May 31, 2026.
4. The Tenant's application in LTB-T-023505-26 is withdrawn.
5. This order resolves all issues between the parties in relation to the tenancy, including any potential future applications contemplated by the Tenant in relation to money collected or retained illegally (T1 application).

May 28, 2026

Date Issued

Kyle McGraw

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.