



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-102067-25-RV

In the matter of: B313, 5 HEMLO DRIVE
MARATHON ON P0T2E0

Between: Marathon Municipal Non-Profit Housing Corporation Landlord

And

Jordan Zoldy Tenant

Review Order

Marathon Municipal Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Zoldy (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was resolved by order LTB-L-102067-25 issued on March 26, 2026.

On April 2, 2026 the Representative requested a review of the order and that the order be stayed until the request to review the order is resolved.

On April 7, 2026 interim order LTB-L-102067-25-RV-IN was issued, staying the order issued on March 26, 2026.

This application was heard by videoconference on June 1, 2026.

The Landlord's agent, Katarina Serrao, and the Tenant's legal representative, Caycie Soke, attended the hearing.

The parties before the Board consented to the following order. As the parties agreed to terminate the tenancy pursuant to s.37 (3) of this Act, this order endorses that agreement.

Agreed Upon Facts:

1. The request to review is granted on consent.
2. The tenancy will end on June 15, 2026.
3. The Tenant will pay \$8,000.00 for damages to the rental unit and the application filing fee.

On consent it is ordered that:

1. The request to review order LTB-L-102067-25 issued on March 26, 2026 is granted.
2. Order LTB-L-102067-25 issued on March 26, 2026 is cancelled and replaced by the following:
 - 1) The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 15, 2026.
 - 2) If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 - 3) Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 16, 2026.
 - 4) The Tenant shall pay to the Landlord \$8,000.00 for damages to the rental unit up to June 15, 2026 and the application filing fee.
 - 5) If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Dawn Carr
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 16, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.