



Order under Section 9(2) Residential Tenancies Act, 2006

Citation: Curtis v Teich, 2026 ONLTB 44165

Date: 2026-06-04

File Number: LTB-T-077197-25

In the matter of: 8, 225 STERLING ROAD
TORONTO ON M6R 2B2

Between: Cydney Curtis Tenant

And

Matthew Teich Landlord
221 Sterling Road Holdings Inc- Firm Capital

Cydney Curtis (the 'Tenant') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on June 2, 2026.

The Landlord's Legal Representative Lily McMillan and the Tenant attended the hearing.

Determinations:

1. The Tenant is the former spouse of the tenant J.M. who is named on the lease but who vacated the rental unit in March 2024. The Tenant was an occupant of the unit with J.M. The Tenant has continued to reside in the unit since 2024; she has been paying the rent for two years and wishes to remain as the Tenant.
2. The Landlord acknowledges that J.M. vacated and that the Tenant is a spouse who meets the definition of "tenant" under the *Residential Tenancies Act, 2006* and O.Reg. 516/06.

It is ordered on consent that:

1. The *Residential Tenancies Act, 2006* applies.

June 4, 2026
Date Issued

Elle Venhola
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.