



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

File Number:

LTB-T-063131-22-RV_LTB-L-033120-26

In the matter of: 1027 ELGIN ST N
CAMBRIDGE ON N1R8J4

Between: Brandon Senwasane Landlord

And

FELICA CABRAL Tenant
NINO DUARTE

Felica Cabral and Nino Duarte (the 'Tenants') applied for an order determining that Brandon Senwasane and Steve Senwasane (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household,¹
- withheld or interfered with the Tenants' vital services or care services and meals in a care home,²
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards³ (LTB-T-063131-22; hereafter referred to as the 'T2/T6 Application').

Brandon Senwasane (the 'Landlord') applied for an order to terminate the tenancy and evict FELICA CABRAL and NINO DUARTE (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The motion was directed to a hearing.

The motion was heard by videoconference on June 1, 2026.

The Landlord and the Tenant attended the hearing

Determinations:

L3 application

1. The Landlord and Tenant did not enter into an agreement to terminate the tenancy. The tenancy was terminated on consent in order LTB-L-033120-26/ LTB-T-063131-22-issued

by the Board, on consent, March 26, 2026. The tenancy was terminated by a hearing order, not an agreement. As such, the L3 motion/application must be dismissed.

T2/6 application – Board Initiated Review

2. Pursuant to Rule 26.3 order LTB-T-063131-22_ LTB-L-033120-26 issued on March 26, 2026 is amended as set out below.

It is ordered that:

1. The Landlord's L3 application is dismissed.
2. Order LTB-T-063131-22_ LTB-L-033120-26 issued on March 26, 2026, is amended as follows pursuant to a Board Initiated Review by this member.
3. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 September 1, 2026.

June 5, 2026
Date Issued

Diane Wade
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.