



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090126-25
LTB-L-034722-26

In the matter of: 1501 NAPANEE ROAD
PICKERING ON L1V5P1

Between: Joshua Jones Tenant

And

Aloysius Candido
Rupali Candido Landlords

Joshua Jones (the 'Tenant') applied for an order determining that Aloysius Candido and Rupali Candido (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on June 3, 2026.

The Landlords' legal representative Kimberley Covey, the Landlords, 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 parking arrangements listed in the tenancy agreement will remain unchanged and the "status quo" will continue.
2. If the Tenant vacates the rental unit prior to July 31, 2026, the Landlord shall return the pro-rated amount of any deposit being held up to the date the Tenant vacates. The daily compensation is \$59.18 per day.
3. The Landlord may deduct from the amounts owed to the Tenant any outstanding utility costs up to the date the Tenant vacates the rental unit.
4. The Landlord has filed an L2 application in LTB-L-034722-26. The Landlord's application in LTB-L-034722-26 is brought forward and resolved as part of this consent.

It is ordered that:

1. The Landlord shall pay to the Tenant \$900.00 upon the Tenant returning the keys and vacant possession of the rental unit to the Landlord on or before July 31, 2026.
2. The Landlord shall waive the balance of rent owing for the month of June 2026 in the amount of \$900.00.
3. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
4. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after August 1, 2026.

June 10, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027, 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.

