



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

File Number: LTB-T-024957-24-RV
LTB-T-034016-24
LTB-L-062656-25
LTB-T-059066-25

In the matter of: 3, 252 Glengrove Avenue West
Toronto ON M5N1W1

Between: Laura Ann Nelson Tenants
Michael Todd

And

David Isaac Warren Landlord

Review Order

Laura Ann Nelson and Michael Todd (the 'Tenants') applied for an order determining that David Isaac Warren (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was resolved by order LTB-T-024957-24/LTB-T-034016-24 issued on June 26, 2025.

On July 25, 2025, the Tenants requested a review of the order.

On July 29, 2025 interim order LTB-T-024957-24<B-T-034016-24-RV-IN was issued, staying the order issued on June 26, 2026.

This review was scheduled to be heard by videoconference on March 17, 2026. Instead, the Tenants' Legal Representative, Marck Z. Goldgrub, the Tenant, Michael Todd and the Landlord's Legal Representative, Josh Krishenblat engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord will sign the referral letter provided and provide positive references to prospective landlords.
2. The Tenants shall have all personal items removed from the unit and return the keys to the Landlord no later than the termination date, September 30, 2026.

3. The Tenants shall leave the rental unit in 'broom clean' condition and without damage beyond normal wear and tear.
4. Until the Tenants' departure from the Unit, the Landlord agrees that no pest control treatments or contractor visits shall occur in the rental unit unless expressly requested or consented to by the Tenants, or in the event of a legitimate emergency requiring immediate attention.
5. Parties agreed that the repairs required by June 25, 2025 have been completed. The Tenants shall not bring further claims against the Landlord seeking more repair work or rent abatement for issues having arisen prior to the Hearing Date.
6. The parties agree to attempt to resolve any disputes that may arise between them through the Termination Date (September 30, 2026) by means of good faith negotiations. If the parties are unable to resolve a dispute within ten (10) days of written notice of the dispute, either party may refer the dispute to mediation. The parties, acting reasonably, shall jointly select a mediator within fifteen (15) days of the referral to mediation. The costs of mediation (if any) shall be paid by the Landlord. Should mediation fail to resolve any issue constituting a breach of this Agreement, the Agreement may be enforced pursuant to its terms, or the claim may be pursued through normal legal avenues (e.g., LTB, Small Claims, etc.).

It is ordered on consent that:

1. The request to review order LTB-T-024957-24/LTB-T-034016-24 issued on June 26, 2025 is granted.
2. Order LTB-T-024957-24/LTB-T-034016-24 is canceled and replaced with this order.
3. Applications LTB-L-062656-25-25 and LTB-T-059066-25 are resolved by this order.
4. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out on or before September 30, 2026.
5. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 October 1, 2026.
7. The Landlord shall pay to the Tenants' compensation in the amount of \$29,000.00 on or before April 14, 2026. This amount will be made payable to the Tenants' Legal Counsel and held in trust until the Tenants' vacate the unit.
8. The rent for the months of April 2026 to August 2026 shall be waived. No compensation shall be owing by the Landlord in respect of the months the rent is waived if the Tenants depart more than one month prior to September 30, 2026.

9. If the Tenants do not vacate the rental unit by September 30, 2026: (a) the compensation paid to the Tenants as set out in paragraph 7 must be returned to the Landlord; and (b) the Tenants must pay to the Landlord the rent for the months of April 2026 to August 2026.
10. The last months rent deposit will be applied to the last month of tenancy which is September 2026.
11. Should the Tenants move out earlier than September 30, 2026, the last months rent deposit shall be applied to the last month of occupancy.
12. The Landlord shall immediately cease all Tenant harassment and strictly comply with all their legal obligations for the remainder of the tenancy.
13. By no later than March 23, 2026, the Landlord shall provide the Tenants with:
 - a) A key to the basement door (accessible from the front entrance of the Unit's building);
 - b) A key to the side door entrance to the common staircase leading to the basement storage area; and
 - c) A key to the Tenants' designated storage closet

June 11, 2026

Date Issued

Shadiyah Stoute

Hearings Officer, 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.