



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-011808-26

In the matter of: N433, 35 ROLLING MILLS RD.
TORONTO ON M5A0V6

Between: Kathy Strumos Landlords
Christine Strumos

And

Jeema Cruz Tenant

Kathy Strumos and Christine Strumos (the 'Landlords') applied for an order to terminate the tenancy and evict Jeema Cruz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 14, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute. The Landlords, the Landlords' representative, Scott McAllister, and the Tenant were present. The Tenant did speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The tenancy is terminated as of April 30, 2026.
2. The Landlords collected a rent deposit of \$2,250.00 from the Tenant and this deposit is still being held by the Landlords.
3. The Landlords agreed to waive the rent arrears owed by the Tenant and return the key deposit of \$200.00 if they vacate the unit on April 30, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.

2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords 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 May 1, 2026.

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.

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