



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097682-25

In the matter of: 9 LONGBOAT AVE
TORONTO ON M5A4C9

Between: Ryan Cooper
Camilla Cooper Tenants

And

Matthew Raizenne
Jaime Cini Landlords

Ryan Cooper and Camilla Cooper (the 'Tenants') applied for an order determining that Matthew Raizenne and Jaime Cini (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on June 11, 2026.

The Landlord, Matthew Raizenne and the Tenants attended the hearing.

At the hearing, the parties consented to the following order to resolve all issues in the tenancy.

Agreed Facts:

1. There is no last month's rent deposit being held by the Landlords.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated on June 30, 2027. The Tenants must move out of the rental unit on or before June 30, 2027.
2. The Landlords shall pay to the Tenants the amount of \$7,000.00 as compensation, representing approximately two months' rent at prevailing market rates for comparable replacement accommodations on or before May 1, 2027.

3. The Landlords shall inspect the rental unit for any maintenance related issues regarding the lighting, water leaks, and working water on or before June 30, 2026 and address any necessary repairs regarding those issues on or before July 31, 2026.
4. If the unit is not vacated on or before June 30, 2027, then starting July 1, 2027, 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 Landlord on or after July 1, 2027.
6. If the Landlords do not pay the Tenants the full amount owing on or before May 1, 2027, the Landlords will start to owe interest. This will be simple interest calculated from May 21, 2024 at 4.00% annually on the balance outstanding.
7. In the event that the Landlords fail to comply with the terms of paragraph 3 of this Order, the Tenants may file an application with the Board under the *Residential Tenancies Act, 2006* (the 'Act'), seeking any remedy available under the Act.

June 15, 2026
Date Issued

Christina Philp
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.

Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located. In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 if the order has not been filed on or before this date with the Court.