



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-014692-25

In the matter of: 2, 2548 Keele street
North York ON M6L2N8

Between: Shamoni Bkoskolan Tenant
Renato Sandrini

And

Cosmopolitan Homes Landlord

And

Maddie Sam Landlord's Agent
Carl Smith

Shamoni Bkoskolan and Renato Sandrini (the 'Tenant') applied for an order determining that Cosmopolitan Homes (the 'Landlord') and Maddie Sam and Carl Smith (the 'Landlord's Agent'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 15, 2026.

The Landlord's legal representative, Eric Steinman, the Landlord's agent, Shirley Hunt, the Landlord's witness, Michael Holmes, and the Tenants attended the hearing.

The parties agree that the Tenants wish to terminate their tenancy on November 1, 2026.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The Landlord shall pay to the Tenant the total sum of \$25,000.00, to be paid as follows:

- a. \$15,000.00 on or before June 29, 2026; and
 - b. \$10,000.00 on or before October 31, 2026.
2. If the Landlord fails to pay the amounts set out in paragraph 1 in full by October 31, 2026, the outstanding balance shall accrue simple interest at the rate of 4.00% per annum, calculated from November 1, 2026 until paid in full.
 3. The Tenant shall pay to the Landlord rent for the months of July, August, and September 2026 in the amount of \$1,364.59 per month.
 4. The parties agreed that the last month's rent deposit shall be applied to the rent owing for October 2026.
 5. The parties agreed that the Landlord shall waive rent for the period commencing November 1, 2026.
 6. The Tenant shall vacate the rental unit on or before November 1, 2026.
 7. The parties agreed that if the Tenant fails to vacate the rental unit in accordance with paragraph 6, the Tenant shall pay per diem compensation equivalent to the daily rent for each day of overholding.
 8. If the Tenant does not vacate the rental unit by November 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff), and the Sheriff is directed to evict the Tenant from the rental unit.
 9. This order constitutes full and final settlement of all issues arising between the parties with respect to this tenancy up to the date of this order.

June 17, 2026
Date Issued

Teresa Hunt
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.