



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-094472-25

In the matter of: 207, 3058 Sixth Line
Oakville ON L6M1P8

Between: Elijah Oliveira
Alexia Kotsopoulos Tenant

And

Loretta Pizon Landlord

Elijah Oliveira and Alexia Kotsopoulos (the 'Tenant') applied for an order determining that Loretta Pizon (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on June 17, 2026.

The Tenant, the Landlord, and the Landlord's Legal Representative Wazchma Afzaly attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that both parties understood the implications of their consent, particularly that the Tenant understood the consequence of agreeing to terminate the tenancy on September 30, 2026. Accordingly, I endorse the agreement under section 37(4) of the *Residential Tenancies Act* (2006) (the 'Act') in this order.

It is ordered on consent that:

1. The tenancy is terminated on September 30, 2026. The Tenant must move out of the rental unit by that date.
2. 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.
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 October 1, 2026.
4. The Landlord shall pay to the Tenant \$4,500.00 on or before September 30, 2026.

5. If the Landlord does not pay the Tenant the full amount owing in accordance with paragraph 4 of this order, the Landlord will start to owe interest. This will be simple interest calculated from October 1, 2026, at 4.00% annually on the balance outstanding.
6. The Tenant is also entitled to deduct \$150.00 from the rent each month from July 1, 2026, to September 30, 2026.
7. This order resolves all issues in the tenancy.

June 22, 2026
Date Issued

Kate Sinipostolova
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.