



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-092353-25

In the matter of: 295 ROYAL YORK RD
ETOBICOKE ON M8V2W1

Between: Amy Sarah Coller Tenants
Pablo Franco Bernal

And

Christine Merritt Landlord

Amy Sarah Coller and Pablo Franco Bernal (the 'Tenants') applied for an order determining that Christine Merritt (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was scheduled for an adjudicative case videoconference on June 25, 2026.

The Landlord, the Landlord's representative Allan Strader, and the Tenants attended the case conference.

It is ordered on consent that:

1. The Tenant's application is withdrawn.
2. This order resolves all issues in the tenancy. This means that both parties will not file any new applications at the Landlord and Tenant Board, any courts, or any other forums, regarding this tenancy.

June 30, 2026
Date Issued

Amanda Kovats
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.