



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

File Number: LTB-L-034687-26

In the matter of: 15793 WOODBINE AVE
WHITCHURCH-STOUFFVILLE ON L4A2H9

Between: 2244538 ONTARIO INC. Landlord

And

LEO GUERINO CARBONE Tenant

2244538 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict LEO GUERINO CARBONE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 24, 2026.

The Landlord's agent, Zhen Jun Chen, the Landlord's legal representative, Snow Wang, the Tenant's legal representative, Maria Sturino, and the Tenant attended the hearing.

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 their consequences of the joint submission.

Acknowledgment:

The parties agree as follows:

- The parties shall execute a mutual release on or before June 26, 2026.
- The rent arrears and the last month's rent deposit are waived in consideration of the Landlord's payment of \$30,000.00 to the Tenant.
- The Landlord shall pay the Tenant \$30,000.00. In the event that the Landlord fails to make this payment, the tenancy shall continue.
- If the Tenant vacates the rental unit and fails to remove any personal property by June 28, 2026, such property shall be deemed abandoned, and the Landlord may dispose of it without further notice or liability.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 27, 2026 at 12:00 p.m. (noon)
2. Upon the Tenant delivering vacant possession of the rental unit and returning the keys on June 27, 2026, the Landlord shall pay the Tenant \$30,000.00 by bank draft.
3. If the unit is not vacated on or before June 27, 2026, then starting June 28, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 28, 2026.
5. This agreement constitutes a full and final resolution of all matters related to the tenancy.

June 29, 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.