



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-045831-25-IN

In the matter of: 1807, 88 PARK LAWN RD
ETOBICOKE ON M8Y0B5

Between: Jessica Blanc
Marcio Blanc

And

Erica Brown
Trevor Michaels

I hereby certify this is a
true copy of an Order dated

AUG 07, 2025

Landlord and Tenant Board

Landlords

Tenants

INTERIM ORDER

Jessica Blanc and Marcio Blanc (the 'Landlords') applied for an order to terminate the tenancy and evict Erica Brown and Trevor Michaels (the 'Tenants') because:

- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlords also claimed charges related to NSF cheques.

The Landlords also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlords have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The Landlords also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on July 29, 2025 at 2:49 p.m.

The Landlord Jessica Blanc, the Landlord's representative Jolanta Chrzaszcz and the Tenant attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Before the Board the parties consented the following interim order and due to a lack of time remaining in the hearing block, the balance of the Landlord's application is adjourned to a date to be scheduled by the Board.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 10, 2025 at 12:00 p.m. The Tenant shall move out of the unit, returning vacant possession of the unit to the Landlord on or before August 10, 2025 at 12:00 p.m.
2. If the unit is not vacated on or before August 10, 2025 at 12:00 p.m., then starting August 11, 2025, 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 August 11, 2025.
4. The hearing is adjourned to a date to be scheduled by the Board.
5. The parties shall provide their unavailable dates for August 2025, September 2025 and October 2025 to the LTB by August 18, 2025.
6. The LTB will send the parties a Notice of Hearing for the next hearing date.
7. On or before August 18, 2025, the Landlord shall provide the Tenant and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
8. On or before August 18, 2025, the Tenant shall provide the Landlord and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
9. Pursuant to Rule 19.7, a party who fails to comply with an order for disclosure, and in this case does not comply with the deadlines for disclosure in paragraphs 7 and 8, the presiding Member may refuse to accept the evidence or consider the issues not disclosed.
10. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
11. I am not seized.

August 7, 2025

Date Issued

Greg Witt

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.