



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-025857-24

In the matter of: 6947 HIGHWAY 7
BRESLAU ON N0B1M0

Between: Sharon Whalen Tenant

And

Amin Hooda Landlord

Sharon Whalen (the 'Tenant') applied for an order determining that Amin Hooda (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home; and

The Tenant also applied for an order determining that 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.

The parties attended a Hearing on December 11, 2025 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Tenant and the Landlord's legal representative, James H. Wilson were present.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The parties agree that the tenancy terminated in April 2025.

2. The parties also agree that the Tenant has paid the sum of \$9,618.75 into the Landlord and Tenant Board's trust account.
3. This amount was confirmed with the finance team during mediation.
4. The Landlord's legal representative provided instruction on behalf of his client that the Landlord and Tenant Board writes a cheque for the amount \$6,618.75 in care of Fallis McMillan & Ferrier Law firm.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant was terminated in April 2025.
2. The total amount of the Tenant's funds held in trust by the Landlord and Tenant Board is \$9,618.75.
3. The amount set out in paragraph 2 of this order shall be paid out to the parties in accordance with the following schedule:
 - \$3000.00 to the Tenant; and
 - The remainder of \$6,618.75 plus interest if any, to the Landlord in care of the Landlord's legal representative- Fallis McMillan & Ferrier Law firm at the address 195 Lambton Street, East, PO Box 710, Durham, ON N0G1R0.
4. This order resolves all issues arising from this tenancy between the Landlord and the Tenant and it is in full and final settlement of these applications.

January 8, 2026
Date Issued

Britney Sooknanan
Hearings Officer, 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.

