



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077342-25

In the matter of: 2, 730 DEVERON CRES
LONDON ON N5Z4T6

Between: Pam Gardens Non Profit Housing Inc. Landlord

And

Selma Elnour Tenant

Pam Gardens Non Profit Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Selma Elnour (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

This application was scheduled to be heard by videoconference on December 17, 2025. The Landlord's legal representative, Thomas Schoenleber and the Tenant attended the hearing and participated in mediation.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.
2. The parties also agree that the Tenant shall pay to the Landlord the sum of \$734.50 for damages.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - The Tenant shall pay to the Landlord the sum of \$734.50 for damages in accordance with the following schedule:

- a. Payments of \$100.00 on or before the 28th day of each month starting December 28, 2025, and continuing each month until June 28, 2026; and
 - b. A final payment of \$34.50 on or before July 28, 2026.
2. If the Tenant fails to comply with any of the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before January 28, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 29, 2026, at 4.00% annually on the balance outstanding.

January 5, 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.