



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-071847-24

In the matter of: Second floor, 17 ORIOLE CRES
TORONTO ON M5P1L6

Between: Hilary Walls Tenant

And

George Armstrong Landlord

Hilary Walls (the 'Tenant') applied for an order determining that George Armstrong (the 'Landlord'):

- entered the rental unit illegally.
- 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.

This application was heard by videoconference on January 7, 2026.

The Tenant, her support Shaz Merwat, the Tenant's legal representative Daniel English, the Landlord, his supports Maxine Cooper and Jennifer Lord, the Landlord's witness Shughayan Kabir and the Landlord's legal representative Dan Schofield attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of the consent.

Determinations:

1. The Tenant confirmed that Shaz Merwat is not party to the application.
2. At around, 10:39 am, the Landlord's representative advised that the Landlord was taken by ambulance to hospital. He confirmed that the Landlord gave authorization to consent to the terms below prior to the leaving the hearing. The Tenant's representative agreed to proceed.
3. The parties requested a payment plan as part of the resolution of the application. The parties understood the limitations of a payment plan and opted to continue with a final order.
4. As such, I proceeded with the terms of the consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$10,000.00, by electronic transfer as follows:
 - a) \$5,000.00 on or before February 7, 2026;
 - b) \$5,000.00 on or before March 7, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before March 7, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 8, 2026 at 4.00% annually on the balance outstanding.
3. Pursuant to the agreement of the parties this resolves all issues up to the date of the hearing.

January 15, 2026

Date Issued

Dana Wren

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.