Order under Section 69 / 89
Residential Tenancies Act, 2006

File Number: LTB-L-097247-25

In the matter of: 305, 99 LAKE SHORE BLVD E
TORONTO ON M5E0H3

Between: LIDO AT SUGAR WHARF C/O ELEMENT PROPERTY MANAGEMENT INC. — Landlord

And

Nyla "Sol" Theory Crawford — Tenant

LIDO AT SUGAR WHARF C/O ELEMENT PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Nyla "Sol" Theory Crawford (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

LIDO AT SUGAR WHARF C/O ELEMENT PROPERTY MANAGEMENT INC. (the 'Landlord') also applied for an order requiring Nyla "Sol" Theory Crawford (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was scheduled to be heard by video conference on January 8, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord’s representative, Arashdeep Grewal, the Landlord’s agent, Donalda Stevens and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

a) The Tenant has fully satisfied the damage claim. The parties further agree that the outstanding amount for utilities, namely electricity is $79.26.

b) An additional utility amount of $77.23 will become due and payable on January 23, 2026. The parties further agree that the outstanding utility amount of $79.26, together with the additional amount of $77.23, for a total of $150.49, will be paid by the Tenant on or before February 15, 2026.

c) The Landlord agrees to waive half of the filing fee. The Tenant will pay the remaining amount of $93.00 on or before April 30, 2026.

On consent, it is ordered that:

1. The application is amended to include utility charges.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenant shall pay $150.49 which represents outstanding electricity charges up to January 23, 2026, on or before February 15, 2026.
4. Effective February 16, 2026, and for a period of eight (8) months, through to and including October 15, 2026, the Tenant shall pay all new electricity invoices in full and on time in accordance with the due dates set out on the electricity bills.
5. If the Tenant fails to comply with the conditions set out in paragraphs 3 and/or 4 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.
6. The Tenant shall also pay to the Landlord $93.00 which represents half of the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing as per paragraph 6 of this order on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

January 15, 2026
Date Issued

Sarah Visnovec
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.