



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-030632-25
LTB-L-084887-25

In the matter of: Basement, 15 Friary CRT
North York ON M3L2B4

Between: Julian Clarke Tenant

And

Tamara Moody Landlord

Julian Clarke (the 'Tenant') applied for an order determining that Tamara Moody (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 an adjudicative case conference on January 12, 2026.

The Landlord and the Tenant attended the hearing. The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The Landlord shall pay to the Tenant \$1,200.00 via e-transfer to the Tenant's email address (jmc2000jm@yahoo.com) or phone number on or before February 12, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before February 12, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 13, 2026 at 4.00% annually on the balance outstanding.
3. The application filed under LTB-L-084887-25 is withdrawn by the Landlord.

January 19, 2026
Date Issued

Sonia Anwar-Ali
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.