



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-078217-25

In the matter of: 3, 59 WAYNE AVE
OSHAWA ON L1G 3P8

Between: N OSH INC Landlord

and

TANYA DOBSON Tenant

N OSH INC (the 'Landlord') applied for an order to terminate the tenancy and evict TANYA DOBSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, 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 and because 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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

N OSH INC (the 'Landlord') also applied for an order requiring TANYA DOBSON (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.

This application was scheduled to be heard by videoconference on January 13, 2026. Instead, the Landlord's Legal Representative Carrie Aylwin and the Tenant, who had consulted with Tenant Duty Counsel, participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Tenant paid all the rent that was in arrears, all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

4. The Tenant shall pay to the Landlord \$3,604.25 for damages to the residential complex and the application filing fee.
5. The Tenant shall pay the amount in paragraph 4 as follows:
 - \$50.00 on or before the 20th day of each month for 72 months, beginning January 2026 up to and including December 2031.
 - \$4.25 on or before January 20, 2032.
6. The Tenant shall If the Tenant fails to comply with the conditions set out in 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. As part of the application, the Landlord can also request an order for the damages, and the cost of filing the application.

January 15, 2026
Date Issued

Lindsay Phomin
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.