



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-042600-25

In the matter of: 103, 121 UNIVERSITY AVE E
WATERLOO ON N2J4J1

Between: Mariia Vistyzenko Tenant

And

Emilia Ekpe-Sholuwa Landlord

Mariia Vistyzenko (the 'Tenant') applied for an order determining that Emilia Ekpe-Sholuwa (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 came before me for an adjudicative case conference in videoconference 136 on January 13, 2026.

The Tenant and Landlord's agent Alero Sholuwa attended the hearing.

At the case conference, the parties requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. On or before January 31, 2026, the Landlord shall pay the Tenant \$850.00 by e-transfer.
2. This order resolves all issues in the tenancy.

January 16, 2026
Date Issued

Nersi Makki
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.