



**Order under Sections 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-036131-25

In the matter of: BASEMENT, 12152 TENTH LINE
STOUFFVILLE ONTARIO L4A6B9

Between: Andrew Jarvis Tenants
Brianna Cooper

And

Laura Powell Landlord

Andrew Jarvis and Brianna Cooper (the 'Tenants') applied for an order determining that Laura Powell (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 14, 2026.

The Tenants, the Tenants' legal representative, Vidy Matadeen ('VM'), and the Landlord's legal representative, Naseer Ahmed ('NA'), attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Landlord shall pay the Tenant compensation in the amount of \$3,990.00.
2. The full amount shall be paid by e-transfer to trustaccount@edgeparalegal.com on or before January 14, 2026. Upon receipt of this payment, VM shall provide NA with written confirmation of receipt of the payment.
3. If the full amount is not paid by January 14, 2026 then the Landlord will owe interest. This will be simple interest calculated from January 15, 2026 at 4.0% annually on the balance outstanding.
4. This is a mutual and final agreement to resolve all issues on this application.

5. The parties agree that this also resolves all claims arising out of or in connection with the tenancy, and shall resolve on a full and final basis, all claims, proceedings and/or orders from the LTB or any other tribunal or court of competent jurisdiction.

January 19, 2026

Date Issued

Mark Melchers

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.