



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-042561-24

In the matter of: 3317 River St
Alvinston ON N0N1A0

Between: 5027390 Ontario Inc. Landlord

And

Heather Pageau Former Tenant

5027390 Ontario Inc. (the 'Landlord') applied for an order requiring Kevin Walsh and Heather Pageau (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 14, 2026.

The Landlord's Representative, Cameron Parrott and the Tenant, Heather Pageau and her Representative, David Campbell attended the hearing. The Tenant, Kevin Walsh was represented by Patrick Pacheco.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The parties agree to remove Kevin Walsh as a party to this application. Accordingly, Mr. Walsh has been removed as a party to the application.
2. On or before June 30, 2026, the Former Tenant shall pay to the Landlord \$9,100.00 as full and final resolution of the Landlord's application. The parties also agree that payment of this amount shall also fully resolve/satisfy Landlord and Tenant Board Order bearing file LTB-L-046304-23.
3. If the Former Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

January 26, 2026

Date Issued

Ilan Shingait

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.