



**Order under Section 89 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-055959-24

In the matter of: 08, 675 WINDERMERE RD
LONDON ON N5X4G2

Between: Drewlo Holdings Inc. Landlord

And

Dawn Fugina
Don Vardy Former Tenants

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Dawn Fugina and Don Vardy (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' conduct or that of another occupant of the rental unit or someone the Former Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Dawn Fugina and Don Vardy (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 20, 2026.

The Landlord's legal representative, Susan Pelton, the Former Tenants' legal representative, Kristen King, and the Former Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenant's shall pay to the Landlord \$1,500.00. This amount is inclusive of the Landlord's filing fee.
2. The Tenants shall pay the amount set out in paragraph 1 in accordance with the following schedule:

- \$250.00 on or before March 15, 2026, and continuing on the 15th of each consecutive month until and including August 15, 2026.
3. If the Former Tenants fail to make any one of the payments as stated in paragraph 2, the Former Tenants shall immediately owe any remaining balance in full to the Landlord. The full balance remaining would become due the day following the missed payment and the Tenants would start to owe interest. This will be simple interest calculated from the day following the missed payment at 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

Melissa Anjema
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.