



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

File Number: LTB-L-083621-25

In the matter of: 1, 3 PEEL ST
BARRIE ON L4M3K7

Between: MARIA BOTELHO Landlord

And

PAMELA HANSON Tenant

MARIA BOTELHO (the 'Landlord') applied for an order to terminate the tenancy and evict PAMELA HANSON (the 'Tenant') 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

MARIA BOTELHO (the 'Landlord') also applied for an order requiring PAMELA HANSON (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.

Prior to the videoconference hearing on January 26, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Jason Morin, the Landlord, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant agrees to a new rent on February 1, 2026, amounting to \$1749.86.
- B. The Tenant will sign the N10 form indicating that they agree to the new rent indicated on the above paragraph A, on or before January 26, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the duration of the tenancy, the Tenant shall:
 - a. Not have any roommates residing on the property. Specifically, the Tenant shall not rent out any room of the unit or any other part of the unit to someone who is not on the lease.
 - b. Not allow Larry Elson anywhere on the unit or the residential complex.
 - c. **Regarding the chandelier:**
 - i. The Tenant shall, within 60 days of January 26, 2026, assemble the chandelier in the living room of the unit and have the chandelier reinstalled by a certified electrician; and
 - ii. The Tenant shall, within 90 days of January 26, 2026, provide the Electrical Safety Authority certificate to the Landlord, indicating that the assembly and installment of the chandelier had been successful completed.
 - iii. If the Tenant fails to do the above actions in subparagraphs 2ci and 2cii of this order, the Landlord can purchase a replacement chandelier costing up to \$400.00, and hire a licensed electrician to install the chandelier also costing up to \$400.00.
 - iv. Once the Landlord provides the invoice(s) regarding the the chandelier purchase or/and the electrician services as per subparagraph 2ciii, the Tenant has up to 30 days after being provided the invoice(s) to pay the invoice(s) to the Landlord directly.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Monica Dairo
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.