



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004881-25

In the matter of: 10 MORGAN CLOUTHIER WAY
ARNPRIOR ON K7S0H9

Between: Nirvan Ramjuttun Landlord

And

Kaitlynn Millejours Former Tenant

Nirvan Ramjuttun (the 'Landlord') applied for an order requiring Kaitlynn Millejours (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

The parties attended a hearing on January 28, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Nirvan Ramjuttun and the Former Tenant Kaitlynn Millejours, participated in the mediation.

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

The parties agreed:

1. The tenancy ended on July 31, 2024, when the Former Tenant moved out of the rental unit.
2. The Former Tenant has already made payment to the Landlord, of the water utility bill in the amount of \$149.00.
3. The Former Tenant will pay to the Landlord \$3,405.00, representing the balance of the damages claimed in the Landlord's application and the application filing fee (\$3,219.00 + \$186.00).
4. Any payment to be made by the Former Tenant to the Landlord can be made by way of e-transfer.

On consent, it is ordered that:

1. The Former Tenant shall pay to the Landlord **\$3,405.00** for damages claimed in the application and the application filing fee.
2. The Former Tenant shall pay to the Landlord the amount in paragraph 1 in accordance with the following schedule:
 - a) \$567.50 payable on or before March 4, 2026
 - b) \$567.50 payable on or before April 4, 2026
 - c) \$567.50 payable on or before May 4, 2026
 - d) \$567.50 payable on or before June 4, 2026
 - e) \$567.50 payable on or before July 4, 2026
 - f) \$567.50 payable on or before August 4, 2026.
3. If the Former Tenant fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance to be paid by the Former Tenant to the Landlord pursuant to paragraph 1 shall become immediately due and payable, and the Former Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

February 9, 2026
Date Issued

Diego Fernandez-Stoll
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.