



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022127-23

In the matter of: 2102, 444 LOGAN AVE.
TORONTO ON M4M2P1

Between: Woodgreen Community Housing Inc. Landlord

And

Harry Alford Scarlett Tenant

Paul Ebosele (the 'Landlord') applied for an order to terminate the tenancy and evict Harry Alford Scarlett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2026.

The Landlord's agent, Albian Stermasi, the Landlord's representative, A.S. Kassam, and the Tenant's representative, Seema Kavar, attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed that:

1. Woodgreen Community Housing Inc. was the Landlord within the meaning of the Act and the application should be amended to delete Paul Ebosele and replace it with Woodgreen Community Housing Inc. as the Landlord. The application was amended accordingly.
2. The Tenant vacated the rental unit on February 28, 2025.
3. The Tenant owes the Landlord \$15,000.00 for rent arrears owing up to February 28, 2025.
4. This consent order resolves all issues raised in this L1 application, including all issues raised by the Tenant under section 82 of the *Residential Tenancies Act, 2006*.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$15,000.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 17, 2026 at 4.00% annually on the balance outstanding.

February 5, 2026

Date Issued

Karen Gonçalves

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.