



**Order under Section 31 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-052989-25

In the matter of: 311, 240 Brittany Drive
Ottawa ON K1K0R7

Between: Meena Dawlatzai Tenant

And

Osgoode Properties Landlord

Meena Dawlatzai (the 'Tenant') applied for an order determining that Osgoode Properties (the 'Landlord'):

- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and/or the charges the Tenant agreed to pay for them; and,
- collected or retained money illegally

This application was heard by videoconference on February 5, 2026.

The Landlord's Representative, Anne Skelly, and the Tenant attended the hearing.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. The Landlord agrees to not seek compensation from the Tenant for the elevator repairs that occurred in June 2025.

2. This order settles all issues with the tenancy between the Landlord and the Tenant to the date of the hearing.

February 6, 2026

Date Issued

Colette Myers

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.