



**Order under Section 87 / 88.2 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-082394-25

**In the matter of:** 91 CLARENCE ST  
STRATHROY ON N7G1H2

**Between:** Colette Forristal Landlords  
Rowan Cunningham

**And**

Kareyann Prashad Former Tenants  
Desmond Prashad

Colette Forristal and Rowan Cunningham (the 'Landlords') applied for an order requiring Kareyann Prashad and Desmond Prashad (the 'Former Tenants')

- to pay the rent and daily compensation that the Former Tenants owe.
- to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.
- 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 Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on February 6, 2026.

The Landlords and the Tenant, Kareyann Prashad were present. Kareyann Prashad had consent to represent on behalf of Desmond Prashad. The parties reached consent and requested an order. I am satisfied that the parties understood the terms of this order.

**It is agreed that:**

The landlords waived the application filing fee.  
The Tenancy was terminated on August 31, 2025.  
The Last month's rent deposit was applied to the last month of Tenancy in August.  
The parties understood the outcome of hearing would be different.

**It is ordered that:**

1. The Tenancy between the Landlords and the former Tenants was terminated on August 31, 2025.
2. The Former Tenants shall pay to the Landlords \$3,750.00, which represents lawful rent for July 2025, utility and reasonable out-of-pocket expenses the Landlords incurred.
3. The Former Tenants shall pay the amount in paragraph 2 of this order in accordance with the following schedule:
  - \$250.00 starting on February 15, 2026, up to and including April 15, 2027.
4. If the Former Tenants do not pay the Landlords in accordance with paragraph 3 of this order, The full balance in paragraph 2 of this order will become immediately owing and payable to the landlords on the day following the breach of payment. The Former Tenants will start to owe interest. This will be simple interest calculated from the day following the breach of payment at 4.00% annually on the balance outstanding.
5. This order resolves all issues arising from this Tenancy between the Landlords and the Former Tenants and it is a full and final settlement of all issues.

**February 10, 2026**  
**Date Issued**

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Maryam Cooper  
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.

\* Refer to the attached Summary of Calculations.

