



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-085900-24

In the matter of: 4, 590 MAIN ST E
HAMILTON ON L8M1J6

Between: Anderson Ruysam Landlord

And

Allison Tenn-yuk Former Tenants
Michael Jagdeo

Anderson Ruysam (the 'Landlord') applied for an order requiring Allison Tenn-yuk and Michael Jagdeo (the 'Former Tenants') 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 Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on February 11, 2026.

The Landlord, the Landlord's Legal Representative Mike Andrew and the Former Tenants attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Former Tenants shall pay the Landlord \$6,000.00.
2. The Former Tenants shall pay the amount set out in paragraph 1 of this order in accordance with the following:
 - a) \$400.00 on the 28th day of each month for 15 consecutive months commencing on March 28, 2026.
3. If the Former Tenants fail to make any one of the required payments in this order, the Landlord is entitled to collect the full amount outstanding starting the day following the Former Tenants' missed payment.

February 13, 2026
Date Issued

John Cashmore
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.