



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-059605-25
LTB-L-061971-25

In the matter of: 2, 839 KIRKWOOD AVE
OTTAWA ON K1Z5Y1

Between: Robert McIntosh Tenant

And

Kirkwood Avenue Holdings Inc. Landlord

Robert McIntosh (the 'Tenant') applied for an order determining that Kirkwood Avenue Holdings Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Landlord applied for an order to terminate the tenancy and evict the Tenant because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

The Landlord's agent, Athena Papadas, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The parties agree to a global resolution of the Tenant's T2 application and the Landlord's L2 application.

On consent it is ordered that:

1. The Tenant will submit any concerns regarding the rental unit or the residential complex to the Landlord in writing before turning to the Board, by-law, or any other third party for enforcement measures. The Landlord will have 2 business days to respond to any written submission before the Tenant takes any further action.
2. The Landlord's L2 application LTB-L-061971-25 is withdrawn.

February 18, 2026

Date Issued

Dawn Carr

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.