



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096709-25

In the matter of: 5, 97 BARNESDALE BLVD
HAMILTON ON L8M2V5

Between: 13315851 Canada Inc. Landlord

And

Ashlynn Charles Tenant

13315851 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashlynn Charles (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

13315851 Canada Inc. (the 'Landlord') also applied for an order requiring Ashlynn Charles (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Mediation was held on February 18, 2026. The following parties participated in the mediation: The Landlord's representative, Kelly Hawkes, the Landlord's agent, Sonny Obispo and the Tenant, Ashlynn Charles.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$23,250.00, which represents out of pocket expenses the Landlord incurred.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before the last day of each month, for a period of 46 months, commencing May 2026, up to and including February 2030; and,
 - A final payment of \$250.00 on or before the last day of March 2030 to satisfy the arrears.

3. If the Tenant does not pay the Landlord the full amount owing on or before the last day of March 2030, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2030 at 4.00% annually on the balance outstanding.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord shall become immediately due and owing and the Tenant will start to owe interest.

February 27, 2026
Date Issued

Rolland Roopchand
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.