



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-006745-26

In the matter of: A Basement, 1209 Pharmacy
Scarborough ON M1R2H8

Between: Stephine Okonkwor Tenant

And

Sean Burnside Landlord

Stephine Okonkwor (the 'Tenant') applied for an order determining that Sean Burnside (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 Tenant and the Landlord advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that they wished to engage in mediation in advance of their hearing date.

The parties participated in a mediation videoconference on February 23, 2026. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the Tenant has a legal right to have guests attend the rental unit and is not required to notify the Landlord or pay any guest fees.
2. The Landlord agrees to not charge the Tenant any guest fees going forward.
3. The Landlord agrees to not ask the Tenant about her personal relationship status or request any notice from the Tenant regarding overnight guests.
4. If the Landlord fails to comply with the facts agreed to in this order, the Tenant has the right to file a new Tenant application with the Landlord and Tenant Board.
5. The Tenant agrees to waive the application filing fee.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$307.50.
2. The Landlord shall pay the Tenant the full amount owing by February 23, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 23, 2026, the Landlord will owe interest. This will be simple interest calculated from February 24, 2026 at 4.00% annually on the balance outstanding.
4. This resolves all issues in this application, LTB-T-006745-26.

March 4, 2026
Date Issued

Sandra Sabourin
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.