



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098865-25 and LTB-T-081242-25

In the matter of: 135 STANLEY AVE
OTTAWA ON K1M1N8

Between: David Slinn Landlord
Heidi Hulan

And

Fernando Das Neves Salgado Brito Tenant

David Slinn and Heidi Hulan (the 'Landlord') applied for an order to terminate the tenancy and evict Fernando Das Neves Salgado Brito (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

David Slinn and Heidi Hulan (the 'Landlord') also applied for an order requiring Fernando Das Neves Salgado Brito (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.

The Tenant also applied for an order determining that:

- the Landlord collected or retained money illegally (T1); and
- the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6).

Prior to the videoconference hearing on March 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Grace George, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenancy was terminated on November 30, 2025, the date the Tenant moved out of the unit.

On consent of the parties, it is ordered that:

1. The Landlord shall provide the Tenant with compensation to resolve the Tenant's application (LTB-T-081242-25) by waiving claim to \$4370.84, which is the total amount the Tenant was ordered to pay the Landlord in order LTB-L-098925-25, issued on February 18, 2026.
2. The Landlord also waives claim to the \$1600.00 in damages claimed in application LTB-L-098865-25.
3. This order settles all matters arising from this tenancy to November 30, 2025 and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.
4. This order resolves applications LTB-L-098865-25 and LTB-T-081242-25.

March 11, 2026
Date Issued

Monica Dairo
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.