



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-075437-25

In the matter of: 864 Willow Drive
London ON N6E1P1

Between: Diana Rosemary Senese Tenant

And

Mary Senese Landlord

Diana Rosemary Senese (the 'Tenant') applied for an order determining that Mary Senese (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 (T2 Application).
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).
- gave a notice of termination in bad faith (T5 Application).

An Adjudicative Case Conference ("ACC") was held by videoconference on March 9, 2026.

The Landlord, the Landlord's Representative, Gerald Hodgins, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The terms contained in this order are a full and final resolution of all issues arising from the tenancy. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$3,000.00 in full satisfaction of all claims on or before March 23, 2026, via e-transfer.
2. The Landlord shall return to the Tenant any of the Tenant's personal belongings still in the possession of the Landlord. This will be done at the Tenant's own expense, and the

Tenant shall be permitted to attend the rental unit on March 21, 2026, between 11:30 a.m. and 2:30 p.m. to retrieve any personal belongings still in the Landlord's possession.

3. If the Tenant fails to attend the rental unit on March 21, 2026, to retrieve her personal belongings then at any time thereafter the Landlord shall be free to dispose of or otherwise deal with any items still in the Landlord's possession without recourse or remedy from the Tenant.

March 12, 2026

Date Issued

Nicole Pedron

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.