



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-101557-25

In the matter of: 918, 3010 LAWRENCE AVE E
SCARBOROUGH ON M1P 4Y6

Between: Jack Goodlad Senior Citizen Residences Corporation Landlord

And

Donna J. Smith Tenant

Goodlad Senior Citizen Residences Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Donna J. Smith (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.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully 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.

The Landlord also applied for an order requiring 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.

This application was scheduled to be heard by videoconference on March 5, 2026. The Tenant attended and was represented by Janet Brakohiapa. The Landlord's Legal Representative, Eric Steiman, and Agent of the Landlord, Tina Kastias, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2 562.25 which represents the outstanding balance owing for the damage claim in the application.
2. The amount owing, as per paragraph 1 above, shall be paid as follows:
 - a. Commencing April 1, 2026, the Tenant shall pay \$200.00 on or before the first (1st) day of each and every month up to and including March 1, 2027;
 - b. The final payment shall occur on or before April 1, 2027 and will be in the amount of \$162.25.
3. The Tenant, any occupants and/or guests will not deliberately damage the rental unit or the residential complex.
4. **For the period up to and including April 1, 2027, if the Tenant fails to meet the terms, as per paragraphs 1 – 3 in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.**
5. The Tenant shall pay the \$186.00 application filing fee on or before April 1, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 2, 2026.

March 12, 2026
Date Issued

Susan Parsons

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.