



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001832-26

In the matter of: 317, 71 GUILDWOOD PKY
SCARBOROUGH ON M1E1P2

Between: Learnon Limited Landlord

And

Pauline Kourtis Tenant

Learnon Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Kourtis (the 'Tenant') because:

- The Tenant of the rental unit has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and
- The Tenant of the rental unit has wilfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay compensation for the damages caused by them or a person they permitted in the residential complex.

This application was heard by videoconference on March 10, 2026.

The Landlord's Representative, Christine Daniel, and Agent Patricia Merrill, and the Tenant and their Legal Representative, Kevin Laforest, attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. We were satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord \$15,091.29 for damages and the application filing fee.
3. The Tenant shall pay to the Landlord the total amount owing in paragraph 2 as follows:
 - For 75 consecutive months, starting April 2026 through to and including June 2032, the Tenant shall pay \$200.00 on or before the first day of each month.
 - On or before July 1, 2032, the Tenant shall pay \$91.29.

4. In the event that the Tenant fails to make any of the payments indicated in paragraph 3 of this order in full and on time, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this order, without notice to the Tenant for an order terminating the tenancy and evicting the Tenant pursuant to Section 78 of the Act.

March 16, 2026

Date Issued

Amit Gurpersaud

Member, Landlord and Tenant Board

Dawn Sullivan

Vice-Chair, 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.