



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105200-25

In the matter of: 613, 3023 PARKERHILL RD
MISSISSAUGA ON L5B4B3

Between: Pathway Non Profit Community Development Inc. of Peel Landlord

And

Ophelia Osei Tenant

Pathway Non Profit Community Development Inc. of Peel (the 'Landlord') applied for an order to terminate the tenancy and evict Ophelia Osei (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Pathway Non Profit Community Development Inc. of Peel (the 'Landlord') also applied for an order requiring Ophelia Osei (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on March 12, 2026.

The Landlord's legal representative Daria Berezowska and the Tenant attended the hearing.

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 agrees to pay the Landlord \$7,275.00 to bring the bathroom to its original condition. This will be paid in installments as follows:
 - \$100.00 per month, on the first of every month, beginning June 1, 2026 up to (and including) May 1, 2032; and
 - \$75.00 on or before June 1, 2032.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant agrees that they are responsible for all flooring throughout the rental unit. Prior to vacating the rental unit, the Tenant shall remove the flooring they installed, which is located above the unit's original flooring.
5. The Tenant agrees to reinstall the unit's baseboards prior to vacating the rental unit. Should they not re-install the baseboards, the Tenant agrees to pay the Landlord \$1,530.00 to compensate of the cost of doing so.
6. The Landlord agrees to waive the application filing fee.

March 20, 2026
Date Issued

Brett Lockwood
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.