



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

File Number: LTB-L-103047-25

In the matter of: 401, 30 MCEWEN AVE
Ottawa ON K2B5K8

Between: Saickley Enterprises Ltd. Landlord

And

Edward Ribeiro Tenant

Saickley Enterprises Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Edward Ribeiro (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 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 heard by videoconference on March 17, 2026.

The Landlord's agent, Selena Saikaley, and the Tenant's representative (mother), Teresa Ribeiro, attended the hearing. The Tenant's representative confirmed that she had authority to act on behalf of the Tenant.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. On or before April 15, 2026, the Tenant shall pay the Landlord \$350.00 for damages and costs.
3. If the Tenant fails to comply with the condition 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.

March 19, 2026

Date Issued

Karen Gonçalves

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.