



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-061848-24

In the matter of: 702, 1236 BIRCHMOUNT RD
SCARBOROUGH ON M1P0G4

Between: Meron Paul Tenant

And

BIRCHMOUNT GREEN INC. Landlord

Meron Paul (the 'Tenant') applied for an order determining that BIRCHMOUNT GREEN INC. (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 18, 2026.

The Tenant, the Tenant's legal representative, Michael Kippel, the Landlord's agent, Rima Goldshmidt, and the Landlord's legal representative, Stephanie Sutherland, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

It is agreed that:

1. The rent arrears and costs ordered under the Landlord's L1 application pursuant to file LTB-L-013447-25 issued on June 19, 2025 in the amount of \$17,554.00 shall be reduced by \$2,500.00 in full satisfaction of all issues relating to the Tenant's application and the tenancy.
2. Should the Landlord attempt to enforce the balance of the remainder of rent arrears under the order mentioned in paragraph 1 above, then the Tenant's legal representative hereby consents to receive any such enforcement documents by email on behalf of the Tenant.

On consent, it is ordered that:

1. In full and final satisfaction of the issues raised in the Tenant's application, the Landlord shall pay to the Tenant, \$2,500.00 as a set-off of the total amount owing under order LTB-L-013447-25 issued on June 19, 2025.
2. This order resolves all issues between the parties relating to the tenancy.

March 19, 2026
Date Issued

Terri van Huisstede
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.