



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

File Number: LTB-L-045319-25

In the matter of: 301, 45 Mississauga Street East
Orillia ON L3V1V4

Between: KSNR Property Management Ltd Landlord

And

Joel Aistrop Former Tenant

KSNR Property Management Ltd (the 'Landlord') applied for an order requiring Joel Aistrop (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on March 31, 2026.

The Landlord, Nick Tsioros attended the hearing.

The Tenant attended the hearing and declined to speak to Tenant Duty Counsel prior to the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The application is amended from a damage amount of \$15,200.00 to a new damage amount of \$19,391.00.
2. The parties agree that the Former Tenant shall pay to the Landlord \$19,391.00, which represents the reasonable costs the Landlord incurred or will incur as a result of the damage.
3. The parties agree the Former Tenant shall also pay the \$186.00 application fee the Landlord has incurred.

4. The total amount the Former Tenant owes is \$19,577.00.
5. The Former Tenant shall pay the outstanding amount to the Landlord as follows:
 - On or before the first day of every month, starting on June 1, 2026, through to August 1, 2029, the Former Tenant shall pay the Landlord the amount of \$500.00.
 - On or before September 1, 2029, the Former Tenant shall pay the Landlord the amount of \$77.00.
6. If the Former Tenant does not pay the Landlord the full amount owing on or before the date the payment is due, the Former Tenant will start to owe interest. This will be simple interest calculated from the date after the payment is due at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Trish Carson

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.