



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074375-24

In the matter of: 11, 36 STATION RD
ETOBICOKE ON M8V2P9

Between: Louise Kells Tenant

And

Station Road Properties Landlord

Louise Kells (the 'Tenant') applied for an order determining that Station Road Properties (the 'Landlord'):

- 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 April 1, 2026.

The Landlord's agent, Andy Slywka, the Landlord's Legal Representative, Carolina Repila, the Tenant's Legal Representative, Ana Harbuz and the Tenant attended the hearing.

At the hearing, the parties mutually agreed to resolve all issues in Tenant's application and requested an order on consent. I am satisfied that the parties understood the consequences of their joint submission.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant the sum of \$2,632.68 on or before April 30, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Joy Xiao
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.