



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-083825-25

In the matter of: basement, 238 WARDLAW PL
WOODBRIIDGE ON L4H3L7

Between: Ramazan Osmanoglu Tenant

And

Thanusha Kanapathillai Former Landlord

Ramazan Osmanoglu (the 'Tenant') applied for an order determining that Thanusha Kanapathillai (the 'Former Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on April 2, 2026.

The Tenant's Legal representative Merve Ozdemir, the Landlord and the Landlord's legal representative Bruce Parsons attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the mutual consent.

Determinations:

1. The Tenant is in possession of the rental.
2. The Former Landlord entered into an Agreement of Purchase and Sale, which closed on March 20, 2026.
3. The Former Landlord said the Purchase Landlord is not aware of this matter before the Board.
4. The Representatives understood s.18 of the *Residential Tenancies Act, 2006* (the 'Act') pertaining to covenants running with the Landlord. However, they believed that due to the nature and allegations within the Tenant's application, the matter can be resolved at this ACC.
5. The Former Landlord accepts full liability related to the Tenant's application.

6. I acknowledge that the normal process would be to amend the application to name the Purchaser Landlord and notify the Purchaser Landlord; these circumstances are unique.
7. I believe the Purchase Landlord's interests are protected as the Former Landlord has accepted full liability related to this application before the Board.

It is ordered on consent that:

1. The Former Landlord shall pay to the Tenant \$4,000.00 by electronic transfer, on or before June 1, 2026.
2. If the Former Landlord does not pay the Tenant the full amount owing on or before June 1, 2026, the Former Landlord will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.
3. Pursuant to the agreement of the parties, this resolves the application before the Board.

April 8, 2026
Date Issued

Dana Wren

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.