



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

File Number: LTB-T-048903-25

In the matter of: 515, 181 ELMIRA ROAD SOUTH
GUELPH ON N1K0E4

Between: PAMELA HOPWOOD Tenant

And

THAYAKARAN MUTULINGAM Landlords
NIZAMDEEN MOHAMED
12872081 CANADA INC.

PAMELA HOPWOOD (the 'Tenant') applied for an order determining that THAYAKARAN MUTULINGAM, NIZAMDEEN MOHAMED and 12872081 CANADA INC. (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on April 14, 2026.

The Landlords, the Tenant's Legal Representative, Jane Van Oordt and the Tenant attended the hearing.

At the hearing, the parties consented to the following order, I was satisfied that the parties understood the consequences of their respective consent as reflected in the order below.

It is agreed between the parties that:

1. This represents a full and final settlement of all issues between the parties for the T2 application, LTB-T-048903-25 and all future claims or applications with regards to the tenancy at 515-181 ELMIRA ROAD SOUTH, GUELPH, ON N1K0E4.

It is ordered on consent that:

1. The Landlords shall pay to the Tenant \$4,500.00 in full satisfaction of this herein consent.
2. The Landlords shall pay to the Tenant the amount set out in paragraph 1 in accordance with the following schedule:
 1. On or before April 20, 2026, the Landlords shall pay to the Tenant \$1,000.00.

2. On or before May 20, 2026, and continuing monthly on the 20th of the month to September 20, 2026, the Landlords shall pay the Tenant \$583.33 monthly.
3. On or before October 20, 2026, the Landlords shall pay the Tenant \$583.35, the balance.
3. The Landlords shall pay the amounts as set out in paragraph 2, via email money transfer to the Tenant at: pamelajhopwood@gmail.com.
4. If the Landlords do not pay the Tenant the full amount owing by October 20, 2026, the Landlords will owe interest. This will be simple interest calculated from October 21, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Panagiotis P. Roupas
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.