



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-002292-26

In the matter of: 1619, 2550 SIMCOE ST N
OSHAWA ON L1L0R5

Between: AARON HOLT Landlord
WAYNE RUSSELL

And

WENDY HALLAM Tenant

Aaron Holt and Wayne Russell (the 'Landlord') also applied for an order requiring Wendy Hallam (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 13, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Cathy Corsetti, The Landlords Aaron Holt and Wayne Russell, the Landlord's Agent Nicole Cramarossa and the Tenant, Wendy Hallam participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive \$13,638.08 of the cost for the damages caused by the flood to the rental unit on January 20, 2025. The Tenant will pay the Landlord \$3,000.00 as compensation for the costs incurred by the Landlord.
2. The Landlord waives the filing fee of \$186.00.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$3,000 as compensation for the costs incurred by the Landlord on January 20, 2025 to repair the unit that had flooded.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$187.50 on or before the first day of each month commencing May 1, 2026, up to and including August 1, 2027.
3. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

April 20, 2026

Date Issued

Monique Browne

Hearings Officer, 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.