



**Order under Section 88.2 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-026958-24-RV

In the matter of: 137 Cathcart St
Hamilton ON L8L 5A1

Between: 2714099 Ontario Inc. Landlord

And

David Elliott Former Tenant

2714099 Ontario Inc. (the 'Landlord') applied for an order requiring David Elliott (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The Landlord applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was resolved by order LTB-L-026958-24, issued on October 24, 2025.

On November 24, 2025, the Landlord requested a review of the order.

On February 5, 2026, interim order LTB-L-026958-24-RV-IN2 was issued granting the Landlord's review request and the presiding Member directed the application to be heard on the merits of the original application.

The application was scheduled to be heard by video conference on April 14, 2026. Before the start of the hearing, the Landlord's Legal Representative, Peter Guzina, the Landlord's agent Ruth Lewis, the Tenant's Legal Representative, Eric Spalvieri, and the Tenant, David Elliott advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Former Tenant shall pay to the Landlord **\$2,250.00**, which represents a full and final settlement of all issues arising from the tenancy up to the date of the hearing.
2. If the Former Tenant does not pay the Landlord the full amount owing on or before August 15, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from August 16, 2026, at 4.00% annually on the balance outstanding.

April 16, 2026

Date Issued

Sarah Visnovec

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.