



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-010678-26

In the matter of: #302, 102 ROSSLAND RD W
WHITBY ON L1N9H1

Between: Whitby Christian Non-Profit Housing Corporation Landlord

And

Heather McGhee Tenant

Whitby Christian Non-Profit Housing Corporation (the 'Landlord') applied for an order requiring Heather McGhee (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 22, 2026. The Landlord's legal representative, Suzanne Diamond, the Landlord's agent, Jennifer Kauffeldt, Tenant support person, Sindy Thompson and the Tenant were in attendance.

The Tenant spoke with Tenant Duty Counsel at the hearing.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The Landlord applied for damages compensation by way of the L2 application in the amount of \$3,553.40, which includes damages compensation (\$3,368.40) plus the filing fee (\$186.00).
2. The Landlord agrees to accept damages compensation in the amount of \$1,000.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,000.00, which represents damages compensation, on or before April 1, 2031.

2. The Tenant shall not make any further alterations to the rental unit.
3. The Landlord shall repair the damages to unit upon payment being made in full as noted in paragraph 1 of this order.
4. If the Tenant defaults on the payment noted in paragraph 1 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

April 30, 2026
Date Issued

Sonja Richter
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.