



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-087058-25

In the matter of: 52 Hawthorne Cres
Barrie ON L4N9Y7

Between: Vanessa De Sousa Tenant

And

Alexander Finkelson Landlord

Vanessa De Sousa (the 'Tenant') applied for an order determining that Alexander Finkelson (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on April 22, 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 Howard Tavroges, The Landlord Alexander Finkelson and the Tenant Vanessa De Sousa participated in the mediation. The Tenant didn't speak 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 parties agreed to remove Ellen Goodfellow as a party to the application.
2. The parties agreed that the Landlord will pay the compensation of \$20,000.00 by E-Transfer to the Tenant on or before May 31, 2026.

It is ordered on Consent that:

1. On or before May 31, 2026, the Landlord shall pay to the Tenant the sum of \$20,000.00.
2. If the Landlord does not pay the Tenant the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
3. This order on consent is in full and final settlement of this application, and it resolves all issues related to this tenancy.

April 30, 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.