



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

File Number: LTB-L-046905-25

In the matter of: 1117, 15 SOLIDARITY WAY
TORONTO ON M6K 0G8

Between: 39 East Liberty Residences LP Landlord

and

Maggie Bain Former Tenants
Graham Langer

39 East Liberty Residences LP (the 'Landlord') applied for an order requiring Maggie Bain and Graham Langer (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' conduct or that of another occupant of the rental unit or someone the Former Tenants 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.

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

The Landlord's representative, Sara Mathew, and the Tenants' representative (student-at-law), Alexandra T. Weir, attended the hearing.

The representatives consented to the terms set out below on their clients behalf.

Agreed Facts:

1. The Former Tenants vacated the rental unit on March 10, 2025, and the application was filed within one year after the Former Tenants ceased to be in possession of the unit.

On consent of the parties, it is ordered that:

1. The Former Tenants shall pay to the Landlord the amount of \$3,340.00 which includes the filing fee of \$186.00, as follows: (a) \$1,670.00 on May 15, 2026; and (b) and \$1,670.00 on June 1, 2026.

2. If the Former Tenants does not pay the Landlord the full amount owing on or before June 1, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

April 23, 2026

Date Issued

Adeela Alvez

Member, Landlord and Tenants 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.