



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-076458-25

**In the matter of:** 2305, 100 Frontier Path Private  
Ottawa ON K1J0C5

**Between:** Menan Ratnasabapathy Tenant

**And**

Killam Apartment REIT Landlord

Menan Ratnasabapathy (the 'Tenant') applied for an order determining that Killam Apartment REIT (the 'Landlord'):

- entered the rental unit illegally.

This application was heard by videoconference on May 5, 2026. The Tenant and the Landlord's legal representative Donna M. Dames attended the hearing.

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

**On consent it is ordered that:**

1. The Landlord undertakes to only enter the rental unit in accordance with sections 26 & 27 of the *Residential Tenancies Act, 2006*
2. The Landlord shall pay the Tenant is \$48.00 for the costs of filing the application.
3. The Landlord shall pay the Tenant the full amount owing by May 19, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by May 19, 2026, the Landlord will owe interest. This will be simple interest calculated from May 20, 2026 at 4.00% annually on the balance outstanding.

**May 7, 2026**  
**Date Issued**

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Fabio Quattrociocchi  
Member, 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.