



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

File Number: LTB-L-061675-25

In the matter of: PH9, 1071 AMBLESIDE DR
OTTAWA ON K2B6V4

Between: Osgoode Properties Landlord

And

Monique Tremblay-Abdulla Tenant
Trevor May
Daniel Lalande

Osgoode Properties (the 'Landlord') applied for an order requiring Monique Tremblay-Abdulla, Trevor May and Daniel Lalande (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.

The application was scheduled to be heard on April 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Anne Skelly, the Landlord's Agent, Christina Fenton, and the Tenant, Monique Tremblay-Abdulla were present.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on July 31, 2025.
3. There is no last month's rent deposit.
4. The Landlord has incurred reasonable costs of \$3,000.00 to replace property that was damaged and cannot be repaired.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 31, 2025.
2. The Tenant shall pay to the Landlord \$3,000.00, which represents the reasonable costs of replacing the damaged property.
3. The total amount the Tenant must pay the Landlord is \$3,000.00 on or before May 23, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 24, 2026 at 4.00% annually on the balance outstanding.
5. This constitutes a full and final settlement of all matters related to the tenancy.

May 13, 2026
Date Issued

Michelle Forrester
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.