



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

File Number: LTB-L-050497-25

In the matter of: 26, 17 LAKEWOOD CRES
BOBCAYGEON ON K0M1A0

Between: Michelle Renee Forrester Landlord

And

Jennifer H Switzer
Joseph Daniel Switzer Former Tenant
Maria Diane Switzer

Michelle Renee Forrester (the 'Landlord') applied for an order requiring Jennifer H Switzer, Joseph Daniel Switzer and Maria Diane Switzer (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on April 28, 2026.

The LLR, Lavina Volney, the Landlord and a Landlord witness attended the hearing.

Two of the Former Tenants, Jennifer H Switzer and Maria Diane Switzer attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The parties agree the total amount the Former Tenant owes the Landlord including the filing fee is \$8,386.00.
2. The Landlord shall waive \$2,473.00 under the following conditions.
3. Tenant shall pay to the Landlord \$5,890.00 in accordance with the following schedule:
 - a) On or before May 29, 2026, the Former Tenant shall pay the Landlord \$100.00;
and

- b) Commencing on June 30, 2026 and continuing on or before the last business day of each month the Former Tenant shall pay \$100.00 for 27 months; and
 - c) On or before the last business day of the 29th month the Former Tenant shall pay the Landlord \$90.00.
- 4. If the Former Tenant fails to make any one of the payments in accordance with this order, the Former Tenant shall have five days to resolve the missed payment with the Landlord.
 - 5. If the Former Tenant fails to meet the conditions as set out in this order the full outstanding balance to be paid by the Former Tenant to the Landlord in the amount of \$8,386.00, pursuant to paragraph 1 of this order shall become immediately due and owing and the Former Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Greg Brocanier

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.