



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

File Number: LTB-T-070835-25

In the matter of: 112, 1 ECCLESTON DR
NORTH YORK ON M4A1K1

Between: Shanelle Bernard Tenant

And

Pinedale Properties Ltd Landlord

Shanelle Bernard (the 'Tenant') applied for an order determining that Pinedale Properties Ltd (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on May 13, 2026.

The Landlord's Agent, Mario Gambelic, the Landlord's Legal Representative, Gail Kukor Lang, the Tenant's Legal Representative, Vanessa Smith and the Tenant attended the hearing.

It is ordered on consent that:

1. The tenancy terminated on October 31, 2024.
2. The Landlord shall remove any and all outstanding debts reported to any debt collection company regarding the Tenant within 48 hours and thereafter request confirmation of the removal of the same from any debt collection company.
3. The Landlord shall thereafter provide the Tenant's Legal Representative the confirmations received from any debt collection company regarding the removal of the reported debts regarding the Tenant, forthwith after the Landlord is in receipt of the same.

May 20, 2026
Date Issued

Panagiotis P. Roupas
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.