



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-008949-26

In the matter of: 201, 10 LEACREST CRT
KITCHENER ON N2E 1H8

Between: Williams & McDaniel Property Management Landlord

and

Abimbola Adigun Tenant

Williams & McDaniel Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Abimbola Adigun (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Williams & McDaniel Property Management (the 'Landlord') also applied for an order requiring Abimbola Adigun (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 parties attended a hearing scheduled on May 13, 2026 by videoconference.

The Landlord's Representative John Andersen and the Tenant's Representative Tanesha Farquharson engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$658.34 which represents half of the reasonable cost of replacing the damaged property and the \$186.00 cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 1, 2026	\$329.17
August 1, 2026	\$329.17

3. Should the Tenant fail to make any of the payments as listed in this order, in full and on time while any amount is outstanding per paragraph 1, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
4. This order is in full and final settlement of this application.

May 15, 2026
Date Issued

Denise Hannivan
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.