



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

File Number: LTB-T-081379-25

In the matter of: 2, 109 JAMES STREET SOUTH
ST. MARYS ON N4X1A4

Between: GLORIA ODODO Tenant

And

GREG CONNOLLY Landlord

GLORIA ODODO (the 'Tenant') applied for an order determining that GREG CONNOLLY (the 'Landlord'):

An Adjudicative Case Conference (ACC) was heard by videoconference on May 12, 2026.

The Tenant, the Landlord, and the Landlord's representative Peggy Frost, attended.

At the ACC the parties consented to an order that resolves all issues related to this tenancy up to the date of the hearing.

On consent it is ordered that:

1. Parties mutually promise and agree to a full and final settlement that resolves all issues between the parties in relation to this tenancy up to May 12, 2026. This is meant to settle all outstanding disputes related to the tenancy, including but not limited to rent arrears, landlord rights issues, tenant rights issues, and any LTB applications.
2. The Landlord and Tenant, on their behalf and their successors, release and forever discharge each other from any and all actions, claims, demands for damages, or costs of any nature whatsoever, known or unknown, arising out of or related to the lease, tenancy or occupancy of the rental unit up to the todays date, being May 12, 2026.
3. It is agreed that the Tenant vacated the rental unit on December 7, 2025.
4. The Tenant withdraws the application LTB-T-081379-25. The matter is marked withdrawn and the file is to be closed.

5. Any current LTB applications the parties may have already filed with the LTB will be withdrawn by May 14, 2026. No further LTB applications are to proceed or be commenced.
6. It is the express wishes of both parties that there shall be no further LTB applications, or other applications, claims or causes of actions in relation to the tenancy which term was from May 1, 2024 to December 7, 2025. It means that neither the Landlord nor the Tenant can file future applications or bring any claims regarding this tenancy.
7. There are no monies owing between the parties.
8. The Landlord and Tenant agree that as of the hearing date, May 12, 2026, there are no outstanding issues related to this tenancy.
9. This is meant to be a full and final release.
10. The parties agree not to make any further claims or take any proceedings against each other at the Landlord and Tenant Board *or in any other court*.
11. The terms of this consent is for the mutual benefit of both parties and is a compromise. It does not constitute an admission of liability or wrongdoing by any party.
12. The parties are agreeing to the terms of this consent on their own free will.

May 22, 2026
Date Issued

Jeanie Theoharis
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.