



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022431-26

In the matter of: 4 OWL LANE
CALEDONIA ON N3W0G4

Between: Ghazawan Alchi Landlords
Baidaa Alchi

And

Kelsie Jay-Borer Tenant

Ghazawan Alchi and Baidaa Alchi (the 'Landlords') applied for an order requiring Kelsie Jay-Borer (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlords have 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 on May 19, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Ghazawan Alchi, the Landlords' legal representative Christopher Howatt and the Tenant Kelsie Jay-Borer, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant vacated the rental unit on vacated on March 13, 2026
2. The Landlords have claimed damages in the amount of \$17,426.30 plus the application filing fee.
3. The Landlord will accept \$7,345.00 in resolution of the damages, which will be paid by way of a payment plan.
4. If the Tenant fails to adhere to the payment plan, the amount of \$10,000.00 less any payments made to the date of the breach will become immediately due and payable.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant ended on March 13, 2026 when the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$7,345.00 for damages claimed in the Landlords' application and costs, in accordance with the following schedule:
 - a) Starting June 1, 2026, and continuing on the 1st day of each month thereafter for a total of twenty-three (23) months, the Tenant will make equal monthly payments each in the amount of \$306.00
 - b) The Tenant will then make a final payment in the amount of \$307.00 on May 1, 2028.
3. If the Tenant fails to comply with paragraph 2 of this order, the amount of \$10,000.00, less any payments made to the date of the breach, will become immediately due and payable and the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding starting the day following the date of default.

May 25, 2026
Date Issued

Diego Fernandez-Stoll
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.