



AMENDED
Order under Section 31
Residential Tenancies Act, 2006

File Number: LTB-T-078219-25-AM
LTB-L-036083-26-AM

In the matter of: 1113, 11 Overlea Dr
Kitchener ON N2M5C8

Between: Olivier Simarro-Doyon Tenant

And

11 Overlea Drive (Kitchener) Limited c/o Realstar Corp. Landlord
Colleen Visser

This amended order was issued to correct a clerical error in the order dated May 15, 2026. The amendments are underlined for ease of reference.

Olivier Simarro-Doyon (the 'Tenant') applied for an order determining that 11 Overlea Drive (Kitchener) Limited c/o Realstar Corp. and Colleen Visser (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application).

The Landlord applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs that 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 (L10 Application).

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

The Tenant, the Landlord, and the Landlord's Legal Representative Martin Zarnett attended the hearing.

At the hearing, the parties consented to resolve the T2 Application (LTB-T-078219-25) and the L10 Application (LTB-L-036083-26) on the following terms.

The Board has also previously issued three orders based on applications the Landlord filed (LTB-L-086603-25, LTB-L-079456-25, and LTB-L-096422-25). These orders are unaffected by the current order and remain in full force and effect.

It is ordered on consent that:

1. The Tenant's T2 Application (LTB-T-078219-25) and the Landlord's L10 Application (LTB-L-036083-26) are dismissed.
2. The parties do not owe each other any money as a result of this order.
3. This order resolves all issues in the tenancy.

May 15, 2026

Date Order Issued

May 25, 2026

Date Order Amended

Kate Sinipostolova
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.