



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

File Number: LTB-T-097382-25

In the matter of: 2, 106 Haig St
St. Catharines ON L2R 6L2

Between: Melissa Schulze Tenant

and

THARMILA RAJASINGAM
JOSH TAVERES

Landlords

Melissa Schulze (the 'Tenant') applied for an order determining that THARMILA RAJASINGAM and JOSH TAVERES (the 'Landlords') withheld or interfered with their vital services or care services and meals in a care home.

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. This application was mediated by videoconference on May 22, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlords' Representative Jessica Travers, and the Tenant participated in mediation. The Tenant received legal advice about the application prior to the mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of this application and the tenancy. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing for this application.

Agreed Facts:

- 1) The application is amended to:
 - a) Remove OrangeList and Block Properties Niagara as Landlords;
 - b) Add Josh Tavares as another Landlord;
 - c) Change the unit number for the rental unit address to Unit 2, and;
 - d) Remove Remedy 2 request for the Landlords to fix the issue as the Tenant no longer lives in the rental unit.

It is ordered on consent of the parties that:

1. The tenancy between the Tenant and the Landlords terminated April 30, 2026, the date that the Tenant vacated the rental unit.
2. The Landlords shall pay the Tenant \$300.00 on or before June 12, 2026.
3. If the Landlords do not pay the Tenant the full amount owing by June 12, 2026, the Landlords will owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This order is in full and final settlement of this application, and is in full and final settlement of all issues related to this tenancy.

May 27, 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.