



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-016066-26

LTB-T-014661-26

In the matter of: 24 Juliana Road
Grimsby ON L3M4J5

Between: GEOFFREY KNILL Tenant

And

LAURA ELATRASH Landlord

GEOFFREY KNILL (the 'Tenant') applied for an order determining that LAURA ELATRASH (the 'Landlord') collected or retained money illegally.

The Tenant also applied for an order determining that the Landlord:

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The application was scheduled to be heard by video conference on May 26, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application, including the Tenant's T2 application (LTB-T-014661-26). The parties requested an order on consent, and I am satisfied that they understand the consequences of their consent.

Agreed Fact:

- The Tenant's T2 application (LTB-T-014661-26) is resolved as a result of this order.

On Consent, It Is Ordered That:

1. The Landlord shall pay the Tenant a total amount of **\$1,300.00**. This amount represents a full and final resolution of the Tenant's T1 application (LTB-T-016066-26) and the Tenant's T2 application (LTB-T-014661-26).

2. The Landlord shall pay the Tenant the amount set out in paragraph 1 via email money transfer, in accordance with the following schedule:
 - a) \$300.00 on or before May 26, 2026;
 - b) \$300.00 on or before June 26, 2026;
 - c) \$300.00 on or before July 26, 2026; and
 - d) \$400.00 on or before August 26, 2026.
3. If the Landlord fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance to be paid by the Landlord to the Tenant pursuant to paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

June 3, 2026
Date Issued

Sarah Visnovec
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.