



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090194-25

In the matter of: 10, 1155 St Clair Avenue West
Toronto ON M6E1B2

Between: Kikelomo Betty Ogunsanmi Tenant

And

Paul Dias Landlord

Kikelomo Betty Ogunsanmi (the 'Tenant') applied for an order determining that Paul Dias (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference at an Adjudicative Case Conference on May 28, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, after much deliberation and consideration, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. In full resolution of the Tenant's application as against Paul Dias, the Landlord agrees to pay to the Tenant \$300.00 for the return of the money paid for the movers on November 15, 2025. This resolves all issues between the parties.
2. At the hearing the parties confirmed that the Landlord sent the funds by e-transfer and the Tenant received them.
3. Accordingly, the application is resolved, and the file is withdrawn.

June 9, 2026
Date Issued

Terri van Huisstede
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.