



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

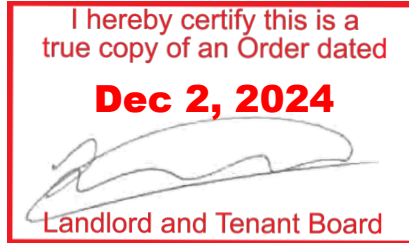
File Number: LTB-T-077400-24

In the matter of: 1, 32 BOOKER DR
AJAX ON L1Z0H3

Between: Jurian Nathaniel Russell

And

Andrea Larios



Tenant

Landlord

Jurian Nathaniel Russell (the 'Tenant') applied for an order determining that Andrea Larios (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on November 8, 2024. The Landlord and the Tenant attended the hearing. Parties before the LTB consented to the order below. They agree that this represents a full and final settlement of all matters between them relating to this tenancy. They intend to withdraw other applications they have against each other. They further agree that the payment below shall be made by e-transfer to russelljurian@gmail.com.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant:
 - \$3,500.00 if the payment is made on or before November 29, 2024, or
 - \$6,000.00 if the payment is made on or after November 30, 2024.
2. If the Landlord does not make the payment pursuant to paragraph 1 of this order on or before November 29th, the Landlord shall pay the Tenant the full amount owing by December 10, 2024.
3. If the Landlord does not pay the Tenant the full amount owing by December 10, 2024, the Landlord will owe interest. This will be simple interest calculated from December 11, 2024 at 6.00% annually on the balance outstanding.
4. Interim order LTB-T-077400-24-IN issued on September 25, 2024 is cancelled.

December 2, 2024
Date Issued

Vladimir Nikitin
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.