



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

File Number: LTB-T-049866-25

In the matter of: 202, 945 SIMCOE ST N
OSHAWA ON L1G4W3

Between: Karon Kortis Tenant

And

Michael Bartman
Simcoe Suites Inc. Landlords

Karon Kortis (the 'Tenant') applied for an order determining that Michael Bartman and Simcoe Suites Inc. (the 'Landlords'):

- 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.

This application was heard by videoconference on December 18, 2025.

The Tenant, the Landlord Michael Bartman and the Landlord's agent Karen Aspros attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$50.00 for a replacement parking tag.
2. The parties agree that they are bound by the Tenant's lease provisions in relation to air conditioning charges.
3. The Landlord shall not send any further letters to the Tenant in relation to air conditioning charges or prior outstanding balances for air conditioning, unless the Tenant fails to comply with her lease terms in relation to any future air conditioning charges incurred.

4. The Landlord shall waive any arrears of air conditioning charges up to the date of the hearing.

January 7, 2026

Date Issued

Kyle McGraw

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.