



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-063667-25

In the matter of: 20, 161 OXFORD ST W
LONDON ON N6H1S3

Between: Michael McKain Tenant
Evana Thompson

And

London Property Corp Landlord

Michael McKain and Evana Thompson (the 'Tenant') applied for an order determining that London Property Corp, (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on December 22, 2025.

Mediation was held on December 22, 2025. The following parties participated in the mediation: The Landlords agent, Bill Hall, the Landlords agent, Chris Bunting, the Landlords agent Braeden Gee, and Michael Mckain and Evana Thompson (the Tenant).

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

The parties agreed that:

1. The Tenant will continue to pay to the Landlord \$575.00 each for the rent during the months of January 2026, February 2026, March 2026 and April 2026.
2. The parties will engage in private discussions after the mediation with reference to the future of the tenancy agreement.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2800.00 on or before January 15, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by January 15, 2026, the Landlord will owe interest. This will be simple interest calculated from January 16, 2026 at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Rolland Roopchand
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.