



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

**File Number:** LTB-T-054387-25  
LTB-L-099508-25

**In the matter of:** 155 SILVERDALE DRIVE  
HUNTSVILLE ON P1H2J2

**Between:** Shannon Gordon  
Kevin Mack Barber Tenants

**And**

Elizabeth Anne Smith Landlord

Shannon Gordon and Kevin Mack Barber (the 'Tenants') applied for an order determining that Elizabeth Anne Smith (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenants. (T2 Application)
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

The Landlord applied for an order determining the Tenants did not pay the rent they owed.

This application was heard by videoconference on December 23, 2025.

The Landlord and the Tenants attended the hearing.

The parties before the Board consented to the following order.

### **Agreed Upon Facts:**

1. The Tenants vacated the rental unit on June 29, 2025. The Tenancy is terminated as of July 31, 2025.
2. The monthly rent was \$1,750.00.

**On consent it is ordered that:**

1. The Tenants shall pay the Landlord \$875.00 in full and final settlement of all matters between the parties arising from the tenancy.
2. The Tenants shall pay the full amount by January 15, 2026.
3. Upon receipt of the payment, the Landlord shall provide the Tenants with a receipt.

**January 8, 2026**

**Date Issued**

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**Dawn Carr**

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.