



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-056107-25

In the matter of: Basement, 74 Mary St
Barrie ON L4N1T1

Between: Christopher Allan Williams Tenant

And

Gary Lincoln Williams Long Landlord

Christopher Allan Williams (the 'Tenant') applied for an order determining that Gary Lincoln Williams Long (the 'Landlord') (T2 Application):

- 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.

The Tenant also applied for an order determining that the Landlord 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).

An Adjudicative Case Conference (ACC) was held by videoconference on December 22, 2025.

The Landlord, the Landlord's legal representative, T.L. Taylor, and the Tenant attended the hearing.

At the hearing the parties entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Landlord shall pay to the Tenant \$3,000.00 as compensation for the issues raised in the application. The total amount shall be paid as follows:
 - a) \$1,500.00 on or before December 24, 2025; and
 - b) \$1,500.00 on or before February 1, 2026.
2. The tenancy between the Landlord and the Tenant is terminated as of February 1, 2026. The Tenant must move out of the rental unit on or before February 1, 2026.

3. If the unit is not vacated on or before February 1, 2026, then starting February 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 2, 2026.
5. The Landlord waives rental arrears totaling \$3,331.00 to December 31, 2025.
6. The last months rent deposit shall be applied to January 2026 rent.
7. This order resolves all issues within the application together with pending Small Claims Court File No. SC25-1881.

January 8, 2026
Date Issued

Mayra Sawicki
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 2, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.