



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-049575-25

In the matter of: 5428 Fifth Line
Erin, ON N0B1Z0

Between: Robert Anthony Smith Tenants
Peggy (Nikki) Smith

And

John McKinnon Landlord

Robert Anthony Smith and Peggy (Nikki) Smith (the 'Tenants') applied for an order determining that John McKinnon (the 'Landlord') withheld or interfered with their vital services or care services and meals in a care home.

The Tenants 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.

An Adjudicative Case Conference was held by videoconference on December 23, 2025.

The Tenant Robert Anthony Smith, the Landlord and the Landlord's Legal Representative Angie Doyle attended the case conference.

At the case conference, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. For the duration of the tenancy, the Landlord shall continue to perform snow removal tasks and responsibilities at the residential complex.
2. The Landlord shall pay the Tenants \$2,255.00 in the form of rent reductions as set out below.
3. To satisfy the amount owed to the Tenants by the Landlord as set out in paragraph 2, the Tenants are authorized to deduct \$563.75 from the monthly rent for four consecutive months commencing January 1, 2026 and until April 1, 2026.

4. This order resolves all of the issues in the applications and the tenancy up to December 23, 2025.

January 7, 2026

Date Issued

John Cashmore

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.