



Order under Section 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-020276-24

In the matter of: 1, 5434 Fourth Line Fourth Line
Hillsburgh ON N0B1Z0

Between: Catherine D Wesley Tenant

And

1065148 Ontario Limited Leitch Fuels Landlord

Catherine D Wesley (the 'Tenant') applied for an order determining that 1065148 Ontario Limited Leitch Fuels (the 'Landlord'):

- entered the rental unit illegally;
- 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 (T2 Application); and
- 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).

This application was heard by videoconference on January 5, 2026.

The Landlord's Legal Representative, Tim Kelly, and the Tenant's Legal Representative, Elizabeth Anani, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Landlord denies any liability up to the date of the hearing.

On consent, it is ordered that:

1. The Landlord shall pay to the Tenant \$750.00 by way of deducting the amount from the rent that is due on February 1, 2026.

2. The Landlord shall identify and repair if necessary, the issue with the water and heat not working at the same time.
3. This resolves all issues in the T2 and T6 applications up to the date of the hearing.

January 8, 2026
Date Issued

Paula West Oreskovich
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.