



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-066172-24

In the matter of: 519, 250 Hickory Street South
Whitby ON L1N9G8

Between: Marcie Mueller Tenant

And

Richmond Community Management Services Landlord

Marcie Mueller (the 'Tenant') applied for an order determining that Richmond Community Management Services (the 'Landlord'):

- entered the rental unit illegally.
- 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.

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

The Landlord's Legal Representatives, Jeff Shabes and Howard Levenson, the Landlord's Property Manager Angela Trudell, the Landlord's Support Worker Chris Bennett, the Tenant's Legal Representative Mitchell Kent, and the Tenant's Power of Attorney and mother to the Tenant, Eva Mueller, attended the hearing. Seema Naraine, a prior tenant of the rental unit, also 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 Tenant moved out of the rental unit on or about August 21, 2025.
2. Seema Naraine was removed as a Tenant, and Angela Trudell was removed as a Landlord.

On consent, it is ordered that:

1. Without any admission of guilt or liability by either party, the Landlord will pay to the Tenant \$750.00 on or before February 5, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before February 5, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 6, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues throughout the tenancy.

January 12, 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.