



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-027260-25

In the matter of: 94 queen street
sioux lookout ON P8T1B2

Between: Michael Aaron Chawrun Tenant
Harmony Chawrun

And

Donna Brunton Landlord
Bruce Brunton

T1 Application

Michael Aaron Chawrun and Harmony Chawrun (the 'Tenant') applied for an order determining that Donna Brunton and Bruce Brunton (the 'Landlord') collected or retained money illegally.

T2 Application

Michael Aaron Chawrun and Harmony Chawrun (the 'Tenant') applied for an order determining that Donna Brunton and Bruce Brunton (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.

T6 Application

Michael Aaron Chawrun and Harmony Chawrun (the 'Tenant') applied for an order determining that Donna Brunton and Bruce Brunton (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.

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

The Landlord, Donna Brunton, and the Tenant attended the hearing.

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The parties agree that the tenancy is terminated on or before April 30, 2026.
2. The parties agree that the Landlord shall apply the rent deposit it is holding for the Tenant to the rent for April 2026.
3. The parties agree that if the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.

January 7, 2026
Date Issued

Teresa Hunt
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.