



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-015842-25

In the matter of: 5, 185 Mary St
Belleville ON K8P3N1

Between: Joshua Beatty Tenant

and

Torbill Holdings LTC Landlord

Joshua Beatty (the 'Tenant') applied for an order determining that Torbill Holdings LTC (the 'Landlord'):

- 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.

An Adjudicative Case Conference ('ACC') was heard by videoconference on January 6, 2026.

The Tenant and the Landlord's Agent, Keith Smalbill, attended the ACC.

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. On or before February 5, 2026, the Landlord shall inspect the rental unit door and complete any repairs to or replace the door.
2. On or before February 5, 2026, the Landlord shall inspect and complete any necessary repairs to the heat system in the rental unit.

January 12, 2026
Date Issued

Candace Aboussafy
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.