



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-086378-24, LTB-T-096809-25 and LTB-T-097329-25

In the matter of: 251 Walmer Rd
Toronto ON M5R3P7

Between: Wesley Lynah Tenants
Andres Gorog

And

The Estate of Jerome Morse Landlord

Wesley Lynah and Andrea Gorog (the 'Tenants') applied to the Landlord and Tenant Board (LTB) for an order determining that the Estate of Jerome Morse (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. (T6)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household. (T2)
- harassed, obstructed, coerced, threatened or interfered with the Tenants. (T2)

The application was scheduled to be heard on December 18, 2025, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Dillanique Knight.

The Landlord's Representative, Sarah Teal, the Landlord's agents Claire Morse, and Catherine Lawrence, and the Tenant Wesley Lynah who appeared on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the Tenancy and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Preliminary Issue:

1. At the outset of the application, the parties requested that the application be amended to
 - a. Reflect the proper name of the Landlord as the Estate of Jerome Morris

- b. Add Andrea Gorog as a party to the application.

Agreed Facts

1. Tenancy began December 10, 2014.
2. The Lawful monthly rent is \$6,000.00. It is due on the 1st day of each month.
3. There was a fire on the roof of the unit as a result of roofing repairs on April 9, 2024. The tenant had to vacate the unit as it was uninhabitable.
4. As per LTB-T-049302-24 an order was issued on November 10, 2025, ordering the landlord to return vacant possession to the Tenants so soon as the unit was habitable.
5. During the mediation the parties agreed to terminate the tenancy as of November 11, 2025
6. The parties agree that this consent order does not admit fault.

It is ordered on consent that:

1. The application is amended to
 - Reflect the proper name of the Landlord as the Estate of Jerome Morris
 - Add Andrea Gorog as a party to the application.
2. This order shall deal with all issues in relation to this Tenancy and is a full and final release from any future actions and/or claims before any jurisdiction in relation to this tenancy between the Landlord and the Tenant except for any enforcement that may be required as a result of this order.
3. The Tenancy between the Landlord and the Tenants is terminated as of November 11, 2025.
4. The Landlord shall pay to the tenants \$7,176.00 which amounts to
 - \$6,000.00 for the last month rent deposit.
 - \$1,176.00 in interest from December 11, 2014, to December 18, 2025.
5. The Landlord shall also pay to the Tenants \$22,824.00 in compensation which amounts to
 - \$7,200.00 to resolve the Tenants T6 claims
 - \$15,624.00 in general compensation as well as the filing fee and interest owing on the filing for LTB-T-049032-24

6. The Landlord shall provide all funds outlined in paragraphs 4 and 5 of this order by way of certified funds on or before January 16, 2026.
7. The Tenants applications LTB-T-096809-25 and LTB-T-097329-25 is hereby withdrawn.
8. If the Landlord does not pay the Tenant the full amount owing by January 16, 2026, the Landlord will owe interest. This will be simple interest calculated from January 17, 2026 at 3.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Dillanique Knight
Hearings Officer, 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.