



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-097282-25

**In the matter of:** 3, 32 Bobcaygeon Road  
Minden ON K0M2K0

**Between:** Shareen Bellehumeur Tenant  
Jason Bellehumeur

**And**

Garth Whitford Landlord

Shareen Bellehumeur and Jason Bellehumeur (the 'Tenant') applied for an order determining that Garth Whitford (the 'Landlord') 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; and, withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on January 8, 2026.

The Landlord, the Tenants and the Tenants' legal representatives Holly Chu and Aman Dhillon attended the hearing. The parties before the LTB acknowledged certain agreed upon terms and consented to the following order:

**It is agreed and acknowledged as follows:**

1. That the fulfillment of the parties' respective obligations under this order resolves all claims the parties may have as against the other side as of January 8, 2026.
2. The Tenants agree:
  - (i) to consistently use the dehumidifier in the rental unit when a replacement dehumidifier is received from the Landlord; and,
  - (ii) to remove the Tenants' motorcycle within the rental unit on or before January 9, 2026.

**It is ordered on consent that:**

1. The Landlord shall replace the dehumidifier in the rental unit, on or before March 2, 2026.

2. The Landlord shall close the living room ceiling hole, on or before March 2, 2026.
3. The Landlord shall finish the replacement of the bathroom flooring, on or before March 2, 2026.
4. The Landlord shall remove any mould spots in the main bedroom, on or before March 2, 2026.

**January 12, 2026**  
**Date Issued**

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Peter Nicholson  
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.