



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-073463-25

In the matter of: 219 Whittaker St
Sudbury Ontario P3C3X6

Between: Greggery Rhodenizer
Carolynn Down Tenants

And

Paul Charbonneau Landlords
Sudbury Apartment Rentals

Greggery Rhodenizer and Carolynn Down (the 'Tenants') applied for an order determining that Paul Charbonneau and Sudbury Apartment Rentals (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on January 12, 2026.

Both Tenants attended the hearing. The Landlord's agent David MacIsaac and the Landlord's legal representative John Cramer attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlords agree to pay jointly and severally to the Tenants the sum of \$1,500.00 by January 19, 2026.
2. If the Landlords do not pay the Tenants the full amount owing on or before January 19, 2026, the Landlords will start to owe interest. This will be a simple interest calculated from January 20, 2026 at 4.00% annually on the balance outstanding.
3. This fully resolves all issues in the T5 application.

January 13, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.