



**Order under Sections 31 / 130
Residential Tenancies Act, 2006**

File Number: LTB-T-067790-25

In the matter of: 6, 149 HENRY STREET
QUINTE WEST ON K8V3V1

Between: Duncan Armstrong Tenant

And

1001080529 Ontario Inc. Landlord

Duncan Armstrong (the 'Tenant') applied for an order determining that 1001080529 Ontario Inc. (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.

The Tenant also applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on January 14, 2026.

The Tenant and the Landlord's legal representative, Lorrie McCullough, attended the hearing.

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

It is ordered on consent that:

1. The application is amended to remove "Strongback Property Management" as a landlord party to the application, and to add "1001080529 Ontario Inc." as the landlord party.
2. The lawful monthly rent for the rental unit is reduced to \$1,540.00 per month effective February 1, 2026.
3. The Landlord shall pay to the Tenant \$240.00 in the form of a credit on the Tenant's rental ledger as retroactive compensation for the reduction in services.
4. This fully and finally resolves all issues between the parties regarding the Tenant's tenancy at the rental unit up to January 14, 2026.

January 16, 2026

Date Issued

Mark Melchers

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.