



Order under Section 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-052779-24 and LTB-T-011697-24

In the matter of: 173 Kossuth Road
Cambridge ON N3C2C3

Between: Grant Clawson Tenants
Sheri LeBouthillier

And

2568900 Ontario Inc Landlords
2320356 Ontario Inc
Nedlaw Roofing

Grant Clawson and Sheri LeBouthillier (the 'Tenants') applied for an order determining that 2568900 Ontario Inc, 2320356 Ontario Inc and Nedlaw Roofing (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The Tenants also applied for an order determining that the Landlords:

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; and
- withheld or interfered with their vital services or care services and meals in a care home.

The applications were heard together by videoconference on January 15, 2026.

The Landlords' Representative, Brittany Colley, the Tenants, and the Tenants' Representative, Mitchell Kent, resolved their matters directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the applications, and in so doing, understand that their legal rights to a hearing on the merits of the matters have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. Starting immediately, the Tenants will be solely responsible for the snow removal at the rental unit, and specifically, for clearing the laneway, walkways and parking areas.
2. The Tenants will provide the Landlords with 30 days written notice to vacate the unit if they wish to do so anytime earlier than August 31, 2026.
3. The Tenants will pay to the Landlords \$1,860.65 by April 1, 2026 for ½ of the new rent for April 2026; and providing the Landlords pay the full amount owing of \$22,557.38 to the Tenants by April 15, 2026, as set out in paragraph 2 below, the Tenants will pay the remaining balance of \$1,860.66 by no later than April 20, 2026.
4. The Tenants will no longer harvest wood and will use only the firewood already collected and located near the rental unit as of January 15, 2026 for the remainder of their occupancy.
5. The lawful rent is \$3,721.31. It is due on the 1st day of each month.
6. The Landlords collected a rent deposit of \$3,500.00 from the Tenants on August 1, 2021; it is still being held by the Landlords, and interest on the deposit has not yet been paid.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit by August 31, 2026.
2. The Landlords shall pay to the Tenants \$30,000.00. This amount represents a global resolution for all claims made and shall be discharged by the Landlords as follows:
 - waive the Tenants' rent for February 2026, a value of \$3,721.31;
 - waive the Tenants' rent for March 2026, a value of \$3,721.31; and
 - pay the Tenants \$22,557.38 in guaranteed funds, by April 15, 2026.
3. If the Landlords do not pay the Tenants the full amount owing by April 15, 2026, the Landlords will owe interest. This will be simple interest calculated annually from April 16, 2026 at on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026 the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after September 1, 2026.

7. This order resolves all matters between the parties, related to the tenancy, to the date of the hearing.

January 23, 2026

Date Issued

Janice Campbell

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.