



Order under Sections 30 / 31 Residential Tenancies Act, 2006

File Number: LTB-T-063225-25

In the matter of: 54 MCLEAN AVE
COLLINGWOOD ON L9Y3Z6

Between: Michael Coleman Tenant

And

Michelle Courneya Landlord

Michael Coleman (the 'Tenant') applied for an order determining that Michelle Courneya (the 'Landlord'):

- withheld or interfered with their vital services or care services and meals in a care home.
- 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 19, 2026.

The Tenant and Landlord attended the ACC.

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

It is ordered on consent that:

1. The Tenancy between the Landlord and the Tenant is terminated effective August 31, 2025.

January 21, 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.