



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-043318-24

In the matter of: 2208, 73 BAYLY ST W
AJAX ON L1S0G2

Between: Ashley Forsyth Tenant

And

Medallion Corporation Landlord

Ashley Forsyth (the 'Tenant') applied for an order determining that Medallion Corporation (the 'Landlord') or the Landlords' superintendent or the Landlords' agent harassed, obstructed, coerced, threatened or interfered with them, entered the rental unit illegally and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (**T2 application**).

The Tenant also applied for an order determining the Landlord failed to meet their maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (**T6 application**).

This application was heard by videoconference on January 21, 2026.

The Landlord's legal representative Samuel Korman, Landlord's agent Yvonne Yorke, Tenant's legal representative Angie Alevizos, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$500.00 to satisfy the T2 application.
2. The Landlord shall pay the Tenant \$7,000.00 to satisfy the T6 application.
3. If the Landlord does not pay the Tenant the full amount owing on or before February 20, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
4. The parties agree the lease agreement is extended to April 30, 2027 and the monthly rent is frozen at \$2,315.83.

5. The Tenant shall maintain their rights regarding subletting/assigning the rental unit. The Landlord shall maintain their rights to rent increases after the term on the lease expires.
6. This consent resolves all issues in the tenancy to the date of the hearing.

January 22, 2026

Date Issued

Brett Lockwood

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.