



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-042688-25

In the matter of: 301, 138 HIBERNIA ST
COBOURG ON K9A3J8

Between: Cheryl Joan Thrasher Tenant

And

Alison Covert Landlord

Cheryl Joan Thrasher (the 'Tenant') applied for an order determining that Alison Covert (the 'Landlord') 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.

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

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

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent:

1. The Landlord agreed to compensate the Tenant in the amount of two (2) months' rent, calculated as $\$2,147.00 \times 2$, for a total of \$4,294.00.
2. The parties further agreed that the amount of \$4,294.00 shall be credited against the balance owed by the Tenant to the Landlord pursuant to the L1 Order issued on June 26, 2025.
3. After applying this credit, the parties agreed that the remaining balance owed by the Tenant to the Landlord is \$2,292.80.
4. In the event the Landlord enforces the L1 Order dated June 26, 2025, the Landlord shall provide both the L1 Order and this Order to any enforcement authority.
5. This Order finally resolves the Tenant's T6 application.

January 23, 2026
Date Issued

Teresa Hunt
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.