



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-040952-25

In the matter of: Upper, 259 MISSISSAGA ST W
ORILLIA ON L3V3B7

Between: Spencer Phillips Tenant

And

Patricia Leonard Landlord

Spencer Phillips (the 'Tenant') applied for an order determining that Patricia Leonard (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on January 22, 2026.

The Tenant, the Tenant's legal representative Holly Chu, the Landlord and the Landlord's legal representative Ciara McMillen attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the consent and the timing of order issuance.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$500.00, by electronic transfer, on or before January 29, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before January 29, 2026, the Landlord will start to owe interest. This will be simple interest calculated from January 30, 2026 at 4.00% annually on the balance outstanding.
3. The Landlord shall provide to the Tenant rent receipts containing the address of the rental unit and signed, for the period 2024 to 2025, on or before February 20, 2026.
4. Pursuant to the agreement of the parties, this resolves all matters related to this tenancy.

January 26, 2026
Date Issued

Dana Wren
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.