



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-073561-25

**In the matter of:** 512 BUILDING B, 1310 NESBITT DRIVE  
RICHMOND HILL L4C 9J6 ON P3E 6A9

**Between:** Adrienne Marie Lachance Tenant

**and**

Panoramic Properties Inc Landlord

Adrienne Marie Lachance (the 'Tenant') applied for an order determining that Panoramic Properties Inc (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.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally.

This application came before me for a case conference in videoconference 134 on January 21, 2026.

The Tenant, her support person Tammy Pauline Lachance, the Landlord's agent Lauren Mogridge and the Landlord's legal representative Jennifer Ricci attended the case conference.

At the case conference, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

### **Agreed Facts:**

1. In consideration of the Tenant agreeing to withdraw her application, the Landlord agrees to pay the Tenant \$1,029.89 in full and final satisfaction of all disputes in this tenancy.
2. The Landlord admits no liability.

### **It is ordered on consent that:**

1. In consideration for the Tenant agreeing to withdraw her application, the Landlord shall pay the Tenant \$1,029.89 on or before February 26, 2026.

2. This order resolves all issues in the tenancy.

**January 26, 2026**

**Date Issued**

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Nersi Makki

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.