



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-042276-25

In the matter of: 619, 1285 LAKESHORE RD E
MISSISSAUGA ON L5E1G4

Between: Shannon Holmes Tenant

And

Homestead Land Holdings Ltd. Landlord

Shannon Holmes (the 'Tenant') applied for an order determining that Homestead Land Holdings Ltd. (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.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference (ACC) was held by videoconference on January 26, 2026.

The Tenant and the Landlord's legal representative Prarthana Bhat attended the ACC.

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

It is agreed that:

1. The Landlord will provide to the Tenant, contact details for the Landlord's legal representative for communications related to this issue.

It is ordered on consent that:

1. The Landlord shall credit to the Tenant's account, \$1,500.00 on or before February 20, 2026.
2. If the Landlord does not credit the Tenant's account as set out above, the Tenant may deduct \$1,500.00 from future rent owing.
3. Pursuant to the agreement of the parties, this resolves the application before the Board.

January 28, 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.