

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

File Number: LTB-T-046658-25

**In the matter of: Basement - 68 BOWIE AVE
YORK ON M6E2P3**

Between:	Nelson Fernandes Jacinta Fernandes	Tenants
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And

Sam Barbara Landlord

Nelson Fernandes and Jacinta Fernandes (the 'Tenants') applied for an order determining that Sam Barbara (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, and
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference was held by videoconference on January 27, 2026. The Tenant, Nelson Fernandes, the Landlord's spouse, M. Barbara, and the Landlord attended the hearing.

The application is amended to reflect the address of the rental unit.

On consent of the parties, it is ordered that:

1. On or before February 2, 2026, the Landlord shall speak with the occupants of the upper unit about the noise disturbances from their unit.
2. On or before February 3, 2026, the Landlord shall have a meeting with the Tenants and the occupants of the upper unit about a resolution on the noise disturbances.
3. If the noise disturbances continue after February 3, 2026, the Landlord shall consider serving a notice of termination on the occupants of the upper unit.

January 29, 2026
Date Issued

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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.