



**Order under Section 30 /31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-047844-25

**In the matter of:** BEDROOM 4, 186 COLLISON AVE  
PETERBOROUGH ON K9J1A4

**Between:** Jessica Forsyth-Whelpdale Tenant

**And**

Patrick Buchartz Landlord  
c/o Diligent Property Management

Jessica Forsyth-Whelpdale (the 'Tenant') applied for an order determining that Patrick Buchartz c/o Diligent Property Management (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.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home

This application was heard by videoconference on January 28, 2026.

The Landlords' Representative, Kelly Hawes, the Landlord's Agent, Martin Wind, 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.

**At the hearing, the parties agreed:**

1. The tenancy terminated April 30, 2025, the date the Tenant moved out of the unit.

**On consent, it is ordered that:**

1. On or before February 6, 2026, the Landlords shall pay to the Tenant the amount of \$1,400.00, via email transfer.
2. If the Landlords do not pay any of the amounts listed in paragraph 1 of this order, the full amount owing on the next day and the Landlords will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
3. This settles all issues with the tenancy between the Landlords and the Tenant to the date of the hearing.

**February 3, 2026**  
**Date Issued**

\_\_\_\_\_  
Colette Myers  
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.

==