



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-000978-24

In the matter of: 7045 County Road 23
Cottam ON N0R1B0

Between: Joann Moore Tenant
Gord Moore

And

Joe Drouillard Landlord

Joann Moore and Gord Moore (the 'Tenant') applied for an order determining that Joe Drouillard (the 'Landlord'):

- collected or retained money illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.
- 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.

This application was heard by videoconference on February 2, 2026.

The Landlord, the Landlord's Legal Representative, Richard Lammers, the Tenant and the Tenant's Legal Representative, Kristen Jarvis 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.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$250.00 for a rent abatement and the cost of filing this application.
2. The Landlord shall pay the Tenant the full amount owing by February 23, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by February 23, 2026, the Landlord will owe interest. This will be simple interest calculated from February 24, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Christopher Lin
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.