



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

File Number: LTB-T-018242-25

In the matter of: 143 Erb Street West
Waterloo ON N2L1T9

Between: Logan Harrison Tenant

And

Emma Straus Landlord

Logan Harrison (the 'Tenant') applied for an order determining that Emma Straus (the 'Landlord'):

- entered the rental unit illegally.
- 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.

This application was heard by videoconference on February 3, 2026. The Tenant and the Landlord's Representative, Peter Schroeder, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy terminated April 30, 2025.
2. The Landlord was holding a last months' rent deposit which shall be applied to the month of April 2025.
3. The Tenant owes rental arrears for the months of February and March 2025 totalling \$2,200.00.
4. Neither party shall seek the filing fee for the cost of filing application(s).
5. The Tenant agrees to contact the Landlord to establish a repayment plan. If the Tenant does so and makes the agreed-upon payments towards the debt, the Landlord shall defer the collection of interest until January 1, 2027. If the Tenant does not establish and follow the agreed upon repayment plan, the Tenant will start to owe the Landlord interest. This will be calculated on the balance outstanding at 4.00% annually.

February 9, 2026
Date Issued

Jane Dean

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.