



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

File Number: LTB-T-029846-24

In the matter of: 2, 118420 Sales Barn Rd
Temiskaming Shores ON P0J1P0

Between: Melanie Julie Marleau Tenants
Sean Foessl

And

Adam Loach Landlord

Melanie Julie Marleau and Sean Foessl (the 'Tenants') applied for an order determining that Adam Loach (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. (T2 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application)
- withheld or interfered with their vital services or care services and meals in a care home. (T2 Application)
- failed to comply with health, safety, housing or maintenance standards. (T6 Application)

This application was heard by videoconference on February 3, 2026.

The Landlord attended the hearing.

The Tenant, Melanie Julie Marleau attended the hearing and also appeared on behalf of Sean Foessl.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

1. There is a fee waiver on file for the Tenants.

On consent, it is ordered that:

1. On or before April 4, 2026, the Landlord shall pay the Tenants the sum of \$676.17.

2. If the Landlord does not pay the Tenants the amount owing on or before April 6, 2026, they will start to owe interest. This will be simple interest calculated from April 7, 2026, at 4.00% annually on the balance outstanding.
3. This is a full and final settlement of all issues involving the Tenants T2/T6 application.

February 11, 2026
Date Issued

Trish Carson
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.