



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-087775-25

In the matter of: Lower, 570 St Charles St
Belle River ON N0R1A0

Between: Ryan Laforest Tenant
Amanda McMahon

And

Brad Marchand Landlord

Ryan Laforest and Amanda McMahon (the 'Tenant') applied for an order determining that Brad Marchand (the 'Landlord'):

- Collected or retained money illegally (T1 Application),
- withheld or interfered with vital services (T2 Application), and
- has not repaired or maintained the rental unit (T6 Application).

Mediation was held on January 29, 2026. The following parties participated in the mediation: The Landlord's representative, Erin Chapman, the Landlord, Brad Marchand, The Tenant's representative, Illia Sumner, and the Tenants, Ryan Laforest and Amanda McMahon.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts

1. The Tenant agrees to waive \$48.00 representing costs for filing the application.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$1,350.00 which represents illegal rent collected by the Landlord. The Tenant is authorized to satisfy this amount by deducting \$675.00 from the rent for February 2026 and \$675.00 from the rent for March 2026.
2. The Landlord shall supply heat through a working furnace on or before March 15, 2026.

3. If there is no supply of heat through a furnace in working condition on or before March 15, 2026, then starting April 1, 2026, the Tenant may deduct \$100.00 from the rent each month until a furnace in working condition is in place.
4. The Landlord shall conduct an inspection of the interior and roof in the laundry room on or before April 30, 2026.
5. The Landlord shall repair any visible water damage in the living room and primary bedroom walls and ceilings on or before February 28, 2026.
6. This order on consent is in full and final resolution of this application.

February 11, 2026

Date Issued

Kevin Kordahi

Hearings Officer, 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.