



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

File Number: LTB-T-055773-25

In the matter of: 1, 552 Kehoe Street
North Bay ON P1B5V8

Between: Thomas William Bell
Salina Sharma Mathur Tenants

And

Bayland Property Management Landlord

Thomas William Bell and Salina Sharma Mathur (the 'Tenants') applied for an order determining that Bayland 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.

An Adjudicative Case Conference (ACC) was held by videoconference on February 9, 2026.

The Tenant, Thomas William Bell, and the Landlord's agent, Miles MacMillan, attended the ACC.

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

It is ordered on consent that:

1. The Landlord shall pay \$725.00 to the Tenants.
2. The full amount set out in paragraph 1 of this order shall be paid on or before February 20, 2026 by e-transfer.
3. If the full amount set out in paragraph 1 of this order is not paid in full by February 20, 2026, then the Landlord will start to owe interest. This will be simple interest, calculated from February 21, 2026 at 4.0 % annually on the balance outstanding.

February 17, 2026
Date Issued

Mark Melchers
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.