



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-076023-25
LTB-T-074571-25

In the matter of: Main Level, 136 HADEN AVE
PETERBOROUGH ON K9H7P6

Between: Kenneth Orgill Tenant
Kathleen Orgill

And

Mike Kettrick Landlord

Kenneth and Kathleen Orgill (the 'Tenant') applied for an order determining that Mike Kettrick (the 'Landlord'):

- Collected or retained money illegally (T1 application), and
- Gave a notice of termination in bad faith (T5 application).

Mediation was held on February 4, 2026. The following parties participated in the mediation: The Landlord's representative, Suzanne Diamond, and the Tenants, Kenneth Orgill and Kathleen Orgill.

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 Landlord will pay the Tenant \$8,000.00 by e-transfer to korgill@outlook.com.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$8,000.00 on or before February 28, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by February 28, 2026, the Landlord will owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

3. This order on consent is in full and final settlement of applications LTB-T-074571-25 and LTB-T-076023-25.

February 17, 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.