



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-064219-25

In the matter of: 600 HELEN ST
THUNDER BAY ON P7A4T2

Between: Cole Perron
Teryn Laurikainen Tenant

And

Kevin Moriarty Landlord

Cole Perron and Teryn Laurikainen (the 'Tenant') applied for an order determining that Kevin Moriarty (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 18, 2026.

The Landlord Kevin Moriarty, Landlord's Agent Emily Moriarty, Landlord's Legal Representative Conor Carr, Tenant Cole (Nova) Perron and the Tenant Teryn Laurikainen attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this tenancy. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. This order is issued in full and final satisfaction of all issues arising in this tenancy.
2. The Landlord shall pay to the Tenants \$500.00 within 10 days of the Tenants vacating the rental unit, subject to a daily per diem rent compensation for every day the Tenants continue to occupy the rental unit starting March 1, 2026, in the amount \$42.74 per day.

3. The Landlord shall provide the Tenants with proof of documentation for any outstanding water areas utility charges as of February 18, 2026, and shall also pay any outstanding water areas charges on behalf of the Tenants in relation to the rental unit.

February 20, 2026
Date Issued

Kyle Anderson
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.