



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067167-25

In the matter of: 3469 ROCKWOOD DR
BURLINGTON ON L7N2R1

Between: Kevin Morris Tenants
Lynda Raposo-Morris

And

Darcy Law Landlord

Kevin Morris and Lynda Raposo-Morris (the 'Tenants') applied for an order determining that Darcy Law (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. Also, harassed, obstructed, coerced, threatened or interfered with the Tenant and withheld or interfered with their vital services.

This application was heard by videoconference on February 18, 2026. The Tenants and the Landlord's legal representative, Eric Spalvieri, attended the hearing. At the hearing, the parties requested the following order on consent.

On consent, it is ordered that:

1. The tenancy between the Tenants and Landlord is terminated as of December 30, 2025.
2. In full satisfaction of all issues relating to the Tenancy, the Landlord shall pay to the Tenants \$2,000.00 as lump sum compensation.
3. The Landlord shall pay the Tenants the full amount owing by March 12, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by March 12, 2026, the Landlord will owe interest. This will be simple interest calculated from March 13, 2026 at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Terri van Huisstede
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.