



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097655-24

In the matter of: 103, 25 ORCHARD STREET
LONDON ON N6J2R4

Between: Emily Passfield
Justin Fickling Tenants

And

Orchard Park Properties Landlord

Emily Passfield and Justin Fickling (the 'Tenants') applied for an order determining that Orchard Park Properties (the 'Landlord') altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenants replacement keys.

This application came before me for a mandatory adjudicative case conference in videoconference 134 on February 18, 2026.

The first named Tenant and the Landlord's legal representative Carrie Aylwin attended the case conference.

At the case conference, the parties advised that they had resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$1,785.89 in full and final satisfaction of all issues raised in the application.
2. This order resolves all issues raised in the tenancy.

February 25, 2026
Date Issued

Nersi Makki
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.