



Order under Sections 135 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-038428-25
LTB-T-039417-25

In the matter of: 1811, 17 Barberry Place
North York ON M2K 3E2

Between: Sonia McVeety Tenant

and

Joshua Sham Landlord
Maxwell MacLean

Sonia McVeety (the 'Tenant') applied for an order determining that Joshua Sham and Maxwell MacLean (the 'Landlord') collected or retained money illegally and harassed, obstructed, coerced, threatened or interfered with the Tenant.

The parties attended a hearing scheduled on February 18, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan. The T2 application (LTB-T-039417-25) was brought forward for mediation with the consent of the parties.

The Landlord, the Landlord's Agent Maxwell McLean, and the Tenant participated in the mediation. None of the parties received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to both applications and related to this tenancy, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on both applications.

Agreed Facts:

- 1) The LTB videoconference hearing scheduled on April 14, 2026 for the T2 application (LTB-T-039417-25) is cancelled.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated.

2. On the day of the hearing for the T1 application, the Tenant sought to withdraw both the T1 (LTB-T-038428-25) and T2 (LTB-T-039417-25) applications. I consented to the request.
3. The applications having been withdrawn, the LTB's files are closed for both files (LTB-T-038428-25 and LTB-T-039417-25).
4. This order is in full and final settlement of both the T1 and T2 applications, and is in full and final settlement of all issues related to this tenancy.

February 26, 2026
Date Issued

Denise Hannivan
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.