



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-064307-25

In the matter of: 22 TECUMSEH CRESCENT
KITCHENER ON N2B2T4

Between: Nancy Rasic
Kevin de Serpa Tenants

And

George Mahood Landlords
Geraldine Mahood

Nancy Rasic and Kevin de Serpa (the 'Tenants') applied for an order determining that George Mahood and Geraldine Mahood (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; and harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on February 19, 2026. The Tenants and the Landlords' representative, Brittany Colley, attended the hearing.

The parties before the Board consented to the following order.

Determinations:

1. The Landlords do not admit any of the allegations in the application, nor do the Tenants retract their allegations.

It is ordered on consent that:

1. The Landlords and their agents shall refrain from attending at the rental unit without prior notice to the Tenants.
2. The Landlords shall refrain from proceeding with the planned construction work to the residential complex until the Tenants have vacated the rental unit and returned vacant possession to the Landlords.

February 26, 2026
Date Issued

Ruth Carey
Vice Chair, 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.