



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-070753-25, LTB-T-070766-25

In the matter of: 105, 34 Market St
Orillia ON L3V3C9

Between: Corey Vangel Tenant

And

A.G. Secure Property Management Landlord

Corey Vangel (the 'Tenant') applied for an order determining that A.G. Secure Property Management (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.
- withheld or interfered with their vital services or care services and meals in a care home.
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 25, 2026.

The Landlord's Agent Rob Hilton and the Tenant Corey Vangel attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in applications LTB-T-070753-25 and LTB-T-070766-25. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant's T2 application LTB-T-070753-25 is amended to be combined with the Tenant's T6 application LTB-T-070766-25.
2. This order is issued in full and final satisfaction of all issues in applications LTB-T-070753-25 and LTB-T-070766-25.

3. The Landlord shall repair the hole in the ceiling of the master bedroom closet of the rental unit on or before April 25, 2026.

March 3, 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.