



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-070641-25
LTB-T-071930-25

In the matter of: 3, 50 POTTINGER STREET
LINDSAY (KAWARTHA LAKES) ON K9V3X8

Between: Heather Mae Lamb Tenant

And

John Sproule Landlord

T2 Application LTB-T-070641-25

Heather Mae Lamb (the 'Tenant') applied for an order determining that John Sproule (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

T6 Application LTB-T-071930-25

Heather Lamb (the 'Tenant') also applied for an order determining that John Sproule (the 'Landlord') failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

These applications were heard by videoconference on February 26, 2026.

The Landlord and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Tenant filed a T6 application in file number LTB-T-071930-25. The parties agreed to bring forward the Tenant's T6 application to be resolved together with the Tenant's T2 application in file number LTB-T-070641-25.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$100.00
2. The Landlord shall pay the Tenant the full amount owing by March 5, 2026.
3. This order resolves all issues in both Tenant applications (LTB-T-070641-25 and LTB-T-071930-25), and further resolves all issues between the parties in relation to the tenancy.

March 9, 2026
Date Issued

Kyle McGraw
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.