



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074257-25

In the matter of: 1307, 520 TALBOT STREET
LONDON ON N6A6K4

Between: Kenneth Peacocke
Deborah Gallinger-Peacocke Tenants

And

Bluestone Properties Inc. Landlord

Kenneth Peacocke and Deborah Gallinger-Peacocke (the 'Tenants') applied for an order determining that Bluestone Properties Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on February 26, 2026.

The Tenants, the Landlord's legal representative Kristin Ley, and the Landlord's agent Robyn Brown attended the hearing.

The Parties Agree:

1. The terms of this consent shall be kept private and confidential.
2. Neither party shall disclose or disseminate the terms of this agreement to any other except as required to give effect to this order, to facilitate the performance of the terms of this order, or as may be required by law or Court order.

It is ordered that:

1. The Landlord shall pay to the Tenants the sum of \$1,500.00.
2. The Landlord shall pay the amount in paragraph 1 by adding a credit to the Tenants' rent ledger on March 1, 2026.

3. For the duration of the tenancy, the Landlord shall permit the Tenants to have and use a propane barbecue (BBQ) on the balcony of their rental unit as an accommodation of Kenneth Peacocke's disability related needs.
4. For the duration of the tenancy, the Landlord shall permit the Tenants to pay the lawful monthly rent via online banking with the Landlord being listed as a "payee".
5. The Landlord shall make best efforts to provide more clear and timely communication to the Tenants in relation to scheduled work, repairs, or renovations being undertaken at the residential complex specifically, more accurate information will be provided about the type of work, commencement date(s), and duration of any work being performed.
6. This order resolves all issues between the parties up to the date of the hearing.

March 5, 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.