



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-095231-23

In the matter of: B, 90 JOHNSON ST
BARRIE ON L4M4R3

Between: Adam Carder Tenant

And

Marcie Newton Landlords
Paul Rochefort

Adam Carder (the 'Tenant') applied for an order determining that Marcie Newton and Paul Rochefort (the 'Landlords'):

- 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.

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

The Landlords, the Landlords' agent Paul Rochefort, the Landlords' representative, Erli Bregu, and the Tenant, attended the hearing.

At the hearing, the parties consented to the following order:

Agreed facts:

1. The Landlords apologise to the Tenant for their conduct from August 2023 to May 2024.

It is ordered on consent that:

1. The Tenant sought to withdraw their application and the Landlords consented. I agreed to the Tenant's request to withdraw their application.
2. The application having been withdrawn, the LTB's file is closed.

March 9, 2026
Date Issued

Vishal Nanda
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.