



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-104597-24

In the matter of: 7, 1112 Drouillard Road
Windsor ON N8Y2R1

Between: Courtney Roche Tenant

And

12791391 Canada Inc. Landlords
Garry Loxton

Courtney Roche (the 'Tenant') applied for an order determining that 12791391 Canada Inc. and Garry Loxton (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.

This application was heard by videoconference on March 5, 2026.

The Landlords' agent, Noelle Martin, the Landlords' representative, Richard Lammers, and the Tenant attended the hearing. At the hearing, the parties consented to the following order.

Agreed facts:

1. The LTB issued an order on File: LTB-L-041849-24, where it was found that the Tenant was liable to pay the Landlords \$11,386.00 for rent arrears owed up to September 30, 2024. This balance was not paid by October 31, 2024, and interest has accrued at 7.00% annually as of November 1, 2024. The total amount owed by the Tenant to the Landlords as of March 12, 2026 is \$12,523.35.
2. The Landlords agreed to waive the total balance owed by the Tenant since the Tenant agreed to withdraw her application.

It is ordered on consent that:

1. The Tenant's application is withdrawn and the LTB file closed.

March 12, 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.