



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-081764-25

In the matter of: C, 271 Helen St
Kingston ON K7L4P6

Between: Paul Moyst Tenant

And

Axon Property Management Landlord

Paul Moyst (the 'Tenant') applied for an order determining that Axon 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; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was scheduled to be heard by Adjudicative Case Conference (ACC) on March 11, 2026.

The parties reached a proposed resolution agreement and/or requested mediation services and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on March 6, 2026 by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Agent, Dan Billingsley, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived and the ACC hearing is cancelled.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was also satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlord has, effective February 28, 2026, resolved all claims subject to the application, and specifically, has:
 - defined permitted and prohibited parking areas for the residential complex;
 - posted no parking signs on the building and around the complex, as appropriate;
 - posted the permitted and prohibited parking information and directives inside the building for tenants and their guests; and
 - installed a series of physical barriers and reflective driveway markers designed to prevent parking in prohibited parking areas.
2. The Landlord will continue to monitor and promptly enforce any non-compliance with the permitted and prohibited parking directives at the residential complex.
3. The Tenant confirmed their satisfaction with the remedies provided by the Landlord, that no further actions are required, and that the application has been resolved and effectively discontinued by the Landlord, as at the date of mediation, and prior to the ACC hearing.

It is ordered on consent that:

1. The application, having been discontinued; the LTB's file is closed.

March 10, 2026
Date Issued

Janice Campbell
Hearings Officer, 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.