



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-072659-25

In the matter of: 1, 182 1/2 LOCKE ST S
Hamilton ON L8P4B3

Between: Gerrit Slingerland Tenant

And

Muse Properties Landlord

Gerrit Slingerland (the 'Tenant') applied for an order determining that Muse Properties (the 'Landlord'):

- collected or retained money illegally.
- 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.
- 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.

This application was heard by videoconference on March 2, 2026.

The Landlord's Agent, Jonathan Carline and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agreed:

1. The Landlord has collected a key deposit of \$200.00 which was collected on March 1, 2024 and is being retained by the Landlord which represents the lawful key deposit, refundable to the Tenant upon vacating the rental unit and pending the return of the keys.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$837.50. This amount represents:

- \$837.50 for a rent abatement for the issues in the T2 and T6 application.
2. The Landlord shall pay the Tenant the full amount owing by March 24, 2026.
 3. If the Landlord does not pay the Tenant the full amount owing by March 24, 2026, the Landlord will owe interest. This will be simple interest calculated from March 25, 2026 at 4.00% annually on the balance outstanding.
 4. If the Landlord does not pay the Tenant the full amount owing by March 25, 2026, the Tenant may recover this amount by deducting \$837.50 from the rent each month from April 1, 2026 to April 30, 2026.
 5. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 13, 2026
Date Issued

Christopher Lin
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.