



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-072369-25

**In the matter of:** 160 CALAVERAS AVE  
NEPEAN ON K2J5K4

**Between:** Christopher Dupres Tenant

**And**

Sleepwell Property Management Landlord

Christopher Dupres (the 'Tenant') applied for an order determining that Sleepwell Property Management (the 'Landlord') collected money illegally.

Further, the Tenant applied for an order determining that 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 withheld or interfered with their vital services or care services and meals in a care home.

Further, Further, the Tenant applied for an order determining that the Landlord 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 Adjudicative Case Conference was heard by videoconference on March 9, 2026.

The Landlord's agents Jason Racine and Megan Souammhaphanh, the Landlord's Legal Representative Anne Skelly and the Tenant attended the hearing.

At the Adjudicative Case Conference, the parties consented to the following order.

**It is ordered that:**

1. The parties agree that the Landlord shall credit the Tenant with \$500.00 for the monthly, lawful rent for April 2026.
2. The Landlord agrees to repair the hole in the Tenant's unit on or before March 31, 2026.
3. The parties agree that the Tenant paid to the Landlord a last month's rent deposit of \$1,750.00 in 2017 and that the deposit and the interest accrued on same would be applied to the Tenant's last month in the unit.

4. The parties agree that this consent resolves all issues in the Tenant's application.

**March 13, 2026**  
**Date Issued**

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**Jagger Benham**  
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.