



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-064449-25

In the matter of: Main Level, 17 Peel St S
St Marys ON N4X0A6

Between: Tyler Douglas Thompson Tenants
Alicia Michelle Baker

And

Heybolt ON LTD Landlord

Tyler Douglas Thompson and Alicia Michelle Baker (the 'Tenants') applied for an order determining that Heybolt ON LTD (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.

This application was heard by Adjudicative Case Conference (ACC) by videoconference on March 12, 2026.

The Landlord and the Tenants attended the hearing. The Tenant spoke with Tenant Duty Counsel on the hearing date.

At the hearing, after much deliberation, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The Parties agree that:

1. In full and final satisfaction of all issues raised in the Tenants application relating to the tenancy the Landlord shall pay to the Tenants \$6,000.00 to be paid as follows:
2. The Landlord will pay the Tenants lump sum compensation of \$2,100.00 on or by March 27, 2026.
3. The Landlord will pay the Tenant the remaining \$3,900.00 as an abatement of rent which will be paid over a period of 12 consecutive months starting April 1, 2026 in the amount of \$325.00 per month to be applied as a reduction of rent for the period of April 1, 2026 to March 31, 2027. (For greater certainty, the Tenants will reduce the amount of rent payable to the Landlord by \$325.00 each month from April 1, 2026 to March 1, 2027)

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenants is \$6,000.00. This amount represents:
 - \$2,100.00 as lump sum compensation to be paid to the Tenant on or by March 27, 2026.
 - \$3,900.00 for a rent abatement to be satisfied over a period of 12 months as a rent reduction starting April 1, 2026 and ending March 1, 2027 in the amount of \$325.00 per month.
2. This resolves all issues relating to the tenancy as of the hearing date.

March 20, 2026
Date Issued

Terri van Huisstede
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.