



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-080052-25

In the matter of: 1, 3470 HIGHWAY 35
LINDSAY ON K9V4R1

Between: Sienna Frost Tenants
Coady Melvin

And

Kevin Barker Landlord

Sienna Frost and Coady Melvin (the 'Tenants') applied for an order determining that Kevin Barker (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenants also 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 application was heard by videoconference on March 12, 2026 at an Adjudicative Case Conference.

The Landlord's legal representative, Eric Spalvieri, and both Tenants attended the hearing.

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

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

It is agreed that:

1. The application is amended to include Coady Melvin as a named Tenant.
2. The tenancy will terminate on a final non-voidable basis by agreement on April 30, 2026.
3. In consideration for this mutual agreement, the Landlord shall pay to the Tenants \$20,000.00. This is to be paid as follows:

1. \$10,000.00 on or by April 1, 2026;
2. \$10,000.00 on or by April 30, 2026 upon vacant possession of the rental unit and in exchange for the return of the keys.
4. If the Landlord does not pay the Tenants the \$10,000.00 on or by April 1, 2026, then the Landlord will start to owe simple interest at 4.00% annually on this outstanding amount starting April 2, 2026.
5. If the Landlord pays the Tenants the \$10,000.00 on or by April 1, 2026, but does not pay to the Tenants the remaining balance on or by April 30, 2026 with the return of vacant possession of the rental unit, then the Landlord will start to owe simple interest of 4.00% annually on the full balance outstanding starting May 1, 2026.
6. March's rent in the amount of \$1,290.00 is outstanding as of the hearing date and will be paid by the Tenants on or before April 30, 2026. If this amount is not paid, then the final compensation amount will be reduced accordingly.
7. The Tenants will pay for the utility usage for March 2026.
8. So long as the Tenants vacate on or before April 30, 2026, the Landlord will waive the utility charges for April 2026.
9. There is an outstanding oil bill as of the hearing date and it will be paid by the Tenants on or before April 30, 2026.
10. This order resolves the Tenants application and all issues relating to the tenancy as of the hearing date.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. The total amount the Landlord shall pay the Tenants is \$20,000.00. This amount shall be paid as follows:
 - \$10,000.00 on or before April 1, 2026; and
 - \$10,000.00 on or before April 30, 2026 in exchange for the return of the keys and vacant possession of the rental unit.
5. If the Landlord does not pay the Tenants the full amount owing by April 1, 2026, the Landlord will owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding.

6. If the Landlord does pay the Tenants the full amount owing on April 1, 2026 but does not pay to the Tenants the balance on or by April 30, 2026, then the Landlord will owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
7. This resolves all issues raised in the application and all issues relating to the tenancy up to the hearing date.

March 23, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.