



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-050847-25

In the matter of: 304, 122 Sixth Ave
Kitchener ON N2C1R1

Between: Jacqueline Hughes Tenant

And

Smooth Property Management Landlord

Jacqueline Hughes (the 'Tenant') applied for an order determining that Smooth Property Management (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

An Adjudicative Case Conference was held by videoconference on February 3, 2026.

The Tenant, the Landlord's agent, Dave Sargent, and the Landlord's legal representative, Michael Gaspar, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$500.00 on or before February 5, 2026 via e-transfer.
2. If the Landlord does not pay the Tenant the full amount owing on or before February 5, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 6, 2026, at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Colin Elsby

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.