



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-088398-25-RV and LTB-T-074295-25

In the matter of: 308, 695 TALBOT ST
LONDON ON N6A2T8

Between: Terracorp. Management Inc. Landlord

And

Michael McDowell Tenants
Adelaide Sturgeon

REVIEW ORDER

Terracorp. Management Inc. (the 'Landlord') on October 20, 2025, applied for an order requiring Michael McDowell and Adelaide Sturgeon (the 'Tenants') to pay the rent that the Tenants owe (L9).

This application was resolved by order LTB-L-088398-25 issued on January 29, 2026. Only the Landlord's Representative attended the hearing held on January 20, 2026.

On February 2, 2026, the Tenants requested a review of that order and that the order be stayed until the request to review the order is resolved. The Tenants alleged that they were not reasonably able to participate in the proceeding.

On February 3, 2026, interim order LTB-L-088398-25-RV-IN was issued, staying the order issued on January 29, 2026.

The request for review was heard by videoconference on March 2, 2026.

As an associated/related file, the Tenants 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 (T6).

The Tenants' T6 application (LTB-T-074295-25) was unresolved at the Adjudicative Case Conference held on February 17, 2026 and was adjourned to a Merits Hearing, to be scheduled.

The Landlord's Representative, Kevin O'Brien, and Tenant, Adelaide Sturgeon, who confirmed their permission to represent the interests of Tenant, Michael McDowell, attended the review hearing.

The parties discussed and resolved all matters directly, without mediation services, and agreed to an Order on Consent in full and final satisfaction of both applications, and in so doing, understand that their legal rights to a hearing on the merits of the matters have been waived.

The parties also understand that their rights to make further or subsequent requests to review the order, pursuant to their interests, are limited and subject to the LTB's Rules of Procedure (26.18 and 26.19).

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*, the process accords with the *Statutory Powers Procedure Act*, and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenants' request for review, without objection from the Landlord's Representative, is granted by the Board.
2. The Tenants vacated the rental unit on November 30, 2025.
3. The rent arrears owing to November 30, 2025 are \$5,661.72.
4. The Landlord incurred costs of \$186.00 for filing the L9 application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,887.24 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit in the amount of \$35.31 is owing to the Tenants.
7. The Tenants incurred costs of \$48.00 for filing the T6 application and are entitled to reimbursement of those costs.

It is ordered on consent that:

LTB-L-088398-25 (L9)

1. The request to review order LTB-L-088398-25 issued on January 29, 2026 is granted.
2. Interim order LTB-L-088398-25-RV-IN issued on February 3, 2026 is cancelled; and order LTB-L-088398-25 issued on January 29, 2026 is amended by way of cancelling and replacing it with this order.
3. The tenancy between the Landlord and the Tenants terminated on November 30, 2025, the date the Tenants vacated the rental unit.
4. The Tenants shall pay to the Landlord \$2,925.17. This amount includes the rent arrears owing to November 30, 2025 and the cost of filing the application, minus \$1,000.00 which is the amount of rent arrears the Landlord waives claim to in satisfaction of the associated

T6 application, and in accordance with paragraph 7 of this order, below. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.

5. If the Tenants do not pay the Landlord the full amount owing on or before June 20, 2026 the Tenants will start to owe interest. This will be simple interest calculated annually from June 21, 2026 on the balance outstanding at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

LTB-T-074295-25 (T6)

6. The Landlord shall pay the Tenants \$1,000.00. This amount represents:
 - \$952.00 for a rent abatement: and
 - \$48.00 for the cost of the application.
7. The Landlord shall pay the Tenants the full amount owing by way of waiving claim to \$1,000.00 of the rent arrears owing by the Tenants, relating to the Landlord's associated L9 application, as indicated and accounted for in paragraph 4 of this order, above.
8. This order resolves all matters between the parties, related to the tenancy, to the date of the hearing.

March 19, 2026
Date Issued

Janice Campbell
Hearings Officer, 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.