



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-010838-25

In the matter of: 405, 14 DAVEY BLVD
BRADFORD ON L3Z1M3

Between: Brian Emmel
Odette Aucoin
Tenants

And

Dion Bowman
Landlord

Brian Emmel and Odette Aucoin (the 'Tenants') applied for an order determining that Dion Bowman (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on March 17, 2026.

The Landlord, the Landlord's legal representative, Bill Burd, and the Tenants attended the hearing.

The parties before the Board consented to the following order.

It is ordered on consent that:

1. The parties agree that all communication will be in writing unless an emergency requires immediate verbal communication.

March 19, 2026
Date Issued

Dawn Carr
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.