



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-086969-25

In the matter of: 32 3rd Avenue
Smooth Rock Falls ON P0L2B0

Between: Mika Genier Jacques Tenant

And

Daniel Labre Landlord

Mika Genier Jacques (the 'Tenant') applied for an order determining that Daniel Labre (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference ("ACC") was held by videoconference on March 18, 2026.

The Landlord, the Tenant and the Tenant's Representative, Paul Raymond, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Landlord shall not harass, coerce, obstruct, threaten, or interfere with the Tenant by adhering to the following:
 - a) The Landlord shall not attend the rental unit without 24 hour written notice, unless in cases of emergency. Notice can be provided via text message.
 - b) The Landlord shall not yell at the Tenant or use abusive language.
 - c) The Landlord shall not threaten the Tenant with illegal eviction.
 - d) The Landlord shall not interfere with the Tenant's use of personal property such as the washer, dryer, fridge, or stove.

March 20, 2026
Date Issued

Nicole Pedron
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.