



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-066489-25

In the matter of: 102, 131 RAYMOND ST
GUELPH ON N1H3S5

Between: Katharine Olson-Lamari
Nathalie Amyotte
Olivia Paskin
Tenants

And

Williams & McDaniel Property Management
Landlord

Katharine Olson-Lamari, Nathalie Amyotte and Olivia Paskin (the 'Tenants') applied for an order determining that Williams & McDaniel Property Management, (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.

An Adjudicative Case Conference (ACC) was held by videoconference on March 19, 2026.

The Tenants and the Landlord's legal representative John Anderson attended the ACC.

The Tenants declined to speak with Tenant Duty Counsel. However, they sought legal counsel prior to the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the consent and the final termination of the tenancy.

It is agreed that:

1. The Landlord will not pursue any further damage claims related to this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of June 30, 2026. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Landlord shall pay to the Tenants, \$7,000.00 by cheque, upon the Tenants returning vacant possession to the Landlord.
5. If the Landlord does not pay the Tenants the full amount owing within one day of receiving vacant possession, the Landlord will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
6. Pursuant to the agreement of the parties this resolves all matters to the date of the ACC.

March 27, 2026
Date Issued

Dana Wren

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 January 1, 2027 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.