



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-080148-25

In the matter of: 1, 56 IDYLEWYLDE ST
FORT ERIE ON L2A2L1

Between: TESSA BEAUMONT Tenant

And

SHARLENE WHITAKER Landlords
JORDAN VANDERLOOS

TESSA BEAUMONT (the 'Tenant') applied for an order determining that SHARLENE WHITAKER and JORDAN VANDERLOOS (the 'Landlords')

- collected or retained money illegally (*T1 Application*)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (*T2 Application*)
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- 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 Application*)

This application was heard by videoconference on March 19, 2026. The Tenant's Legal Representative, Kim Jordan, and the Landlord's Representative, Judith Callendar, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The parties referred the Board to a prior Board Order LTB-L-037332-25, issued on June 23, 2025. This Order contains terms that the Tenant owes the Landlord monetary compensation.
2. In full and final satisfaction of all matters arising from the tenancy at 1, 56 Idylewylde Street in Fort Erie, Ontario, the Landlord shall waive the collection of the monetary portion of Order LTB-L-037332-25, issued June 23, 2025.

March 26, 2026
Date Issued

Jane Dean

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.