



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-105981-24

In the matter of: 1, 2131 Spragues Road
Cambridge ON N1R5S5

Between: Terry Lee Ivey Tenant

And

Alfred Perreault Landlord

Terry Lee Ivey (the 'Tenant') applied for an order determining that Alfred Perreault (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on March 4, 2026.

The Landlord, the Landlord's support person Joe Braga, and the Tenant attended the hearing.

The parties agreed to resolve the Tenant's application on consent. I was satisfied that the parties understood the consequences of agreeing to an order on consent and find that the parties gave informed consent to the issuance of this order without a hearing on the merits of the Tenant's application.

It is ordered on consent that:

1. The total amount the Landlord shall pay to the Tenant is \$3,000.00. This payment represents a full and final settlement of the Tenant's application.
2. The Landlord shall pay the Tenant the full amount owing by March 31, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 23, 2026

Date Issued

Jeremy Henderson

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.