



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-011236-26

In the matter of: B, 46 MONTREAL ST
KINGSTON ON K7K3E6

Between: Tammy Ball Tenant
Paul Wensing

And

Jo Anne Ruston Landlord

Tammy Ball and Paul Wensing (the 'Tenant') applied for an order determining that Jo Anne Ruston (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 6, 2026.

The Landlord and the Tenant attended the hearing. Parties agree that the issue was caused by a fire at the rental unit. Parties agree that the Tenant will be offered an opportunity to move back into the unit once it is restored. Parties requested the order below on consent.

On consent of the parties it is ordered that:

1. The Tenant shall have the opportunity to collect their belongings at noon on March 7, 2026. The Tenant can also send an email to the Landlord and parties will arrange a different or an additional date and time.

March 25, 2026
Date Issued

Vladimir Nikitin
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.