



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-017409-25

**In the matter of:** 1, 27 KING ST  
TILLSONBURG ON N4G3E4

**Between:** Alexis Epple  
Brendon Epple  
Tenants

**And**

Gordon Tait  
Mindy Tait  
Landlords

Alexis Walsh and Brendon Epple (the 'Tenants') applied for an order determining that Gordon Tait and Mindy Tait (the 'Landlords') harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Landlords and the Tenants requested Board facilitated mediation through the Online Dispute Resolution (ODR) tool available on the Tribunals Ontario portal with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The parties participated in a videoconference on October 6, 2025. The Landlords and the Tenant Alexis Epple, on behalf of the Tenants were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

### **Agreed facts:**

- a) At this time, Mindy Tait and Gordon Tait are listed as the Landlords of the rental unit.
- b) The Tenants and the Landlords agree to conduct themselves in a respectful manner toward one another in all matters relating to the tenancy.
- c) The parties agree that the Tenants are required to pay rent to the following email address: [gmtait1@gmail.com](mailto:gmtait1@gmail.com)

- d) The parties agree that until the Tenants receive further written documentation advising that rent is to be paid to a different owner or Landlord, the Tenants will continue to pay rent in the same manner and to the same email address as they have done to date.
- e) The parties agree that Jordan Tait is the Landlord's agent and is authorized to act on behalf of the Landlords in matters related to the tenancy, including but not limited to maintenance, repairs, and tenancy-related communications.
- f) The parties agree that there are no rent arrears outstanding and that the Tenants' rent is fully paid up to and including the date of the hearing.

**On consent, it is ordered that:**

- 1. The Landlords and Landlords' Agent will conduct themselves in a respectful and professional manner in all communications with the Tenants.
- 2. The Landlords and Landlords' Agent must refrain from multiple or overlapping communications from different individuals, in order to avoid confusion and ensure clear, consistent direction to the Tenants.
- 3. The Tenant's name in the application is amended from Alexis Walsh to Alex Epple.

**March 27, 2026**  
**Date Issued**

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Sarah Visnovec  
Hearings Officer, 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.