



**Order under Section 87 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-039007-25\_ LTB-T-025441-25

**In the matter of:** B, 8 Brouse Drive  
Iroquois ON K0E1K0

**Between:** Dennis McKee Landlord

**And**

Rachael Williams Former Tenant

L10 application

Dennis McKee (the 'Landlord') applied for an order requiring Rachael Williams (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Dennis McKee (the 'Landlord') applied for an order requiring Rachael Williams (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

T2 application

Rachael Williams (the 'Former Tenant') applied for an order determining that Dennis McKee (the 'Landlord'):

- entered the rental unit illegally;
- 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 the Tenant's household;
- harassed, obstructed, coerced, threatened or interfered with the Tenant; and
- withheld or interfered with the Tenant's vital services.

These applications were heard by videoconference on March 18, 2026.

The Landlord's legal representative, Daniel Moak and the Landlord attended the hearing. The Tenant's legal representative Lori Sheppard and the Former Tenant attended the hearing.

The parties requested to combine the application to globally resolve all issues in both applications. The Tenant's T2 application was scheduled for an ACC on March 30, 2026.

The ACC will be cancelled and the file is closed in accordance with this order.

The parties consented to the following order in full and final satisfaction of all issues in the Landlord's L10 application and the Tenant's T2 application up to the day of the hearing. I am satisfied the parties understood the terms.

**It is ordered on consent that:**

1. The Landlord shall pay to the Former Tenant \$2,650.00 on or before April 17, 2026 by 5:00pm.
2. If the Landlord fails to make the payment in paragraph 1, in accordance with this order, the Landlord will start to owe interest. This will be simple interest calculated from April 18, 2026 at 4.00% annually on the balance outstanding.

**March 26, 2026**  
**Date Issued**

---

Greg Brocanier  
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.