



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

File Number: LTB-T-017679-25

In the matter of: 8482 HICKORY LANE
NIAGARA FALLS ON L2H0K8

Between: Emery Walter Secord
Laura-Ann Secord Tenants

And

Rosemary Vilchez Landlord

Emery Walter Secord and Laura-Ann Secord (the 'Tenants') applied for an order determining that Rosemary Vilchez (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 23, 2026.

The Landlord's legal representative Brenda Guardado, the Landlord, the Tenants legal representative Peter Giblett, and the Tenants attended the hearing.

The Parties Agree:

1. The Tenants' lawful rent commencing April 1, 2026, is \$2,450.00 per month. This amount includes the water heater charge listed on the parties' original lease agreement.
2. The Tenants shall remain responsible for all other utilities owing pursuant to the original lease agreement.

It is ordered that:

1. The Tenants' application is withdrawn.
2. This order resolves all issues between the parties up to the date of the hearing.

March 27, 2026
Date Issued

Kyle McGraw
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.