



**Order under Section 31;135
Residential Tenancies Act, 2006**

File Number: LTB-T-087620-25

In the matter of: BASEMENT, 1797 WESTCREEK DR
PICKERING ON L1V6J8

Between: Curtesha Hughes-Manwarren Tenants
Alan Manwarren

And

Phillip Sabourin Landlords
Ann Robertson

Curtesha Hughes-Manwarren and Alan Manwarren (the 'Tenants') applied for an order determining that Phillip Sabourin and Ann Robertson (the 'Landlords') (T2):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

The Tenants also applied for an order determining that the Landlords collected or retained money illegally (T1)

This application was heard by videoconference on March 24, 2026.

The Landlord, Ann Robertson (AR), the Tenant's Legal Representative, Cheryl Burk, and the Landlord's AR Legal Counsel, Shahid Mirza, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their respective consent as reflected in the order below.

It is agreed that:

1. This represents a full and final settlement of all issues between the parties for the T1;T2 application, LTB-T-087620-25 and all future claims or applications with regards to the tenancy at Basement-1797 Westcreek Drive, Pickering, ON L1V 6J8. The parties have agreed that full and final release shall be executed.

It is ordered on consent that:

1. The Landlord AR shall pay to the Tenants \$5,000.00 in full satisfaction of this herein consent.
2. The Landlord AR shall pay to the Tenants the amount set out in paragraph 1 in one or two instalments on or before April 1, 2026, via email money transfer to pwch04@gmail.com.

March 27, 2026
Date Issued

Panagiotis P. Roupas
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.