



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

File Number: LTB-T-068525-25

In the matter of: B, 400 PICTON MAIN ST
PICTON ON K0K2T0

Between: Francis McConnell
Grace McConnell
Tenants

And

Daniel Harvey
Joanna Harvey
Landlords

Francis McConnell and Grace McConnell (the 'Tenants') applied for an order determining that Daniel Harvey and Joanna Harvey (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- failed to comply with health, safety, housing or maintenance standards.

On March 20, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Christine Leitch. The Landlords and the Tenants' Representative, Hans Loewig, participated in the mediation.

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlords shall pay the Tenants is \$1,602.88. This amount represents:
 - \$1,500.00 for a rent abatement.
 - \$102.88 for the reasonable costs that the Tenants will incur to repair / replace property that was damaged.
2. The Landlords shall pay the Tenants the full amount owing by March 27, 2026.

3. If the Landlords do not pay the Tenants the full amount owing by March 27, 2026, the Landlords will owe interest. This will be simple interest calculated from March 28, 2026 at 4.00% annually on the balance outstanding.
4. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date

April 1, 2026

Date Issued

Christine Leitch

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.