



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-095414-25

In the matter of: 105, 349 QUEENSTON ST
ST CATHARINES ON L2P2Y1

Between: Noah C Harvey Tenant

And

Panoramic Properties Inc. Landlords
Butera Property Holdings Inc.

Noah C Harvey (the 'Tenant') applied for an order determining that Panoramic Properties Inc. and Butera Property Holdings Inc. (the 'Landlords') collected or retained money illegally.

The application was scheduled to be heard on April 16, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a full and final settlement to resolve all matters in the tenancy to the date of the hearing. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Tenant and the Landlords' representative, Jennifer Ricci, were present. The Tenant did not meet with Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The application is amended to correct the name of the Landlords, and this Order reflects that correction.

On consent, it is ordered that:

1. The total amount the Landlords shall pay the Tenant is \$238.00. This amount represents a full and final settlement of all issues in the tenancy to the date of the hearing and includes the application filing fee.
2. The Landlords shall pay the Tenant the full amount owing by May 5, 2026.

3. If the Landlords do not pay the Tenant the full amount owing by May 5, 2026, the Landlords will owe interest. This will be simple interest calculated from May 6, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Nancy Fahlgren
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.