



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-031373-25

In the matter of: 4, 533 Churchill ave. North
Ottawa ON K1Z5E4

Between: william Gadbois Tenant

And

Wishart property management Landlord

william Gadbois (the 'Tenant') applied for an order determining that Wishart property management (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.

An adjudicative case conference was held by videoconference on April 13, 2026.

The Tenant attended the conference. The Landlord's agents, John and Wayne Wishart, and their representative, Allan Kouri, attended the hearing.

At the conference the parties consented to the following order:

It is ordered that:

1. The Landlord shall pay the Tenant \$300.00 in satisfaction of the issues raised in the Tenant's application.
2. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Tenant may recover this amount by deducting \$300.00 from the rent due May 1, 2026.
3. The parties agree that the Tenant has occupied storage unit #2 for the previous year and shall continue to have exclusive access to that unit as part of the tenancy agreement.

April 21, 2026
Date Issued

Bryan Delorenzi
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.