



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

File Number: LTB-T-109595-25

In the matter of: 106, 116 SPENCER AVE
TORONTO ON M6K2J6

Between: James Hanson Tenant

And

116 Spencer District Inc. Landlord
Valour Management Inc.

James Hanson (the 'Tenant') applied for an order determining that 116 Spencer District Inc. and Valour Management Inc. (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on April 20, 2026.

The Tenant's Legal Representative David McKendrick, the Tenant and the Landlord's Agent Diane Maio attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The N1 which is the subject of this application is defective.
2. The rent continues to be \$675.00 until the next legal rent increase which is expected January 1, 2027.

It is ordered on consent that:

1. The Landlord's agent shall credit the Tenant's ledger \$9.90 forthwith.

April 22, 2026
Date Issued

Melinda Jamieson
Hearing 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.