



Order under Section 31 Residential Tenancies Act, 2006

Citation: Warner v Schram and Groulx, 2026 ONLTB 32782

Date: 2026-04-27

File Number: LTB-T-062702-25
LTB-T-062713-25

In the matter of: 2, 82 Burwell
BRANTFORD ON N3T4T9

Between: Justin Warner Tenant

And

Barrie Schram
Nikki Groulx Landlord

Justin Warner (the 'Tenant') applied for an order determining that Barrie Schram and Nikki Groulx (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. [LTB-T-062713-25]

Justin Warner (the 'Tenant') applied for an order determining that Barrie Schram and Nikki Groulx (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant. [LTB-T-062702-25]

The Tenant and the Landlords attended the Adjudicative Case Conference on April 21, 2026 and as a result of mediation, both applications were resolved.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The applications are amended to correct the Tenant's name and to add the Landlord Barrie Schram as a responding party because he is the property owner and landlord.
2. The Landlord shall pay to the Tenant \$200.00 as compensation.
3. The Tenant shall be entitled to deduct this amount from the rent owing to the Landlord for the month of May 2026.
4. Otherwise, the Landlord shall pay this amount to the Tenant on or before May 15, 2026 by way of guaranteed funds.

5. If the Landlord does not pay the Tenant the full amount owing on or before May 15, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 16, 2026, 2026 at 4.00% annually on the balance outstanding.
6. This order resolves all issues in the applications.

April 27, 2026
Date Issued

Elle Venhola
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.