



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-006904-24

In the matter of: 2351 Hendershot Rd
Binbrook ON L0R1C0

Between: Jenny Josephine Lewis Tenant
Justin Ventura

And

Mary Stuart Landlord

Jenny Josephine Lewis and Justin Ventura (the 'Tenant') applied for an order determining that Mary Stuart (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining that 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.

This application was heard by videoconference on February 18, 2026.

The Tenant's Representative, Kurt Shmuir, the Landlord's Representative, Jennifer Greenway, the 2nd-named Tenant and the Landlord attended the hearing.

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

It is ordered on the consent of both parties that:

1. The Landlord shall credit the Tenant \$6,120.27. This amount fully sets off the amount the Board ordered the Tenant to pay the Landlord pursuant to LTB-L-058475-24, issued on January 22, 2025. This credit makes both parties whole.

2. This order resolves any and all issues between the parties up to and including the hearing date.

April 28, 2026
Date Issued

Robert Brown
Vice Chair, 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.