



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-096978-25

In the matter of: 4, 822 Ward street
Bridgenorth ON K0L1H0

Between: Silas Harilaid Tenant
Chad Ingram

And

Angela Cowan Lynn Landlord

Silas Harilaid and Chad Ingram (the 'Tenant') applied for an order determining that Angela Cowan Lynn (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 23, 2026. Before the start of the hearing the Landlord's Representative, Roscoe Wu, the Landlord, Angela Cowan Lynn, and the Tenant, Silas Harilaid and Chad Ingram advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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

On consent, it is ordered that:

1. Neither party makes an admission of liability, fault or wrongdoing with respect to any of the allegations or issues raised in LTB-T-096978-25 or otherwise arising from the tenant at Unit 4 – 822 Ward Street, Bridgenorth, Ontario.
2. The total amount the Landlord shall pay the Tenant is \$2,750.00. This amount represents:
 - \$11,000.00 for excess rent collected.
3. The Landlord shall pay the Tenant the full amount owing by May 10, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by May 10, 2026, the Landlord will owe interest. This will be simple interest calculated from May 11, 2026, at 4.00% annually on the balance outstanding.
5. This order represents full and final settlement of all issues in this tenancy for the period up to April 23, 2026.

April 30, 2026
Date Issued

Sumathi Dhanapal
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.