



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-039490-23

In the matter of: 1, 371 Margaret Avenue
Kitchener Ontario N2H4J6

Between: Mary-Lee Wells Tenant

And

371 Margaret Ave Landlord

Mary-Lee Wells (the 'Tenant') applied for an order determining that Matthew Warzecha and Aaron Bast (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on April 30, 2026.

The Landlord's Legal Representative, James Roussy, the Tenant's Legal Representative, Elizabeth Cote and the Tenant, Mary-Lee Wells attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequence of their joint submission.

The Tenant requested that the Landlord's name in the application to "371 Margaret Ave." and remove named Landlords, Matthew Warzecha and Aaron Best. The Landlord's Legal Representative did not oppose this request, as such the Tenant's request to amend the Landlord's name in the application is granted.

Agreed Facts:

1. The parties agree that this consent order is a full and final release between the parties with respect to issues arising in the tenancy. The parties agree and confirm that there are no pending and/or filed applications with the Board.

It is ordered on consent that:

2. The Landlord shall pay to the Tenant \$1,000.00 to resolve this application. In making this payment, the Landlord is not admitting any guilt or wrongdoing.
3. The Landlord shall make the payment of \$1,000.00 on or before May 30, 2026. The payment will be made via cheque, and mailed to the Tenant's Legal Representatives office, at the address provided at the hearing.
4. The parties agree that this is a full and final release of all issues between the parties arising from this tenancy.

May 5, 2026
Date Issued

Nathalia Debski
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.