



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-066694-25

In the matter of: 417, 3900 WYANDOTTE ST E
WINDSOR ON N8Y1G6

Between: Avery Trice Tenant

And

Sim Property Management Landlord

Avery Trice (the 'Tenant') applied for an order determining that Sim Property Management (the 'Landlord') entered the rental unit illegally.

An Adjudicative Case Conference (ACC) was held by videoconference on May 4, 2026.

The Tenant and the Landlord's legal representative, Bryan Rubin, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the ACC, the parties agreed:

1. The application is amended to correct the named Landlord from Excellent Service Group to Sim Property Management.

It is ordered on consent that:

1. The Landlord shall reduce the rent arrears owed by the Tenant to April 30, 2026, by the amount of \$500.00.

May 12, 2026
Date Issued

Melissa Anjema
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.