



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-102568-25

In the matter of: 307, 7 TIMMINS RD
ELLIOT LAKE ON P5A 2R7

Between: Michelle Butcher Tenant

And

PPG Management Corporation Landlord

Pembroke, ON (the 'Tenant') applied for an order determining that PPG Management Corporation (the 'Landlord') collected or retained money illegally.

This application was scheduled for a merits hearing, via video conference, on May 5, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and was supported by Darrel Butcher. Agent of the Landlord, Bradyn Bortoluzzi, also participated.

The parties agreed to resolve the issues in the Tenant's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Landlord shall retain the last month's rent deposit;
2. This Order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

May 7, 2026
Date Issued

Susan Parsons
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.