



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-095950-23
LTB-L-073703-24

In the matter of: 29, 112 KING EDWARD AVE
LONDON ON N5Z3T1

Between: Harmonique Wilson Tenant

And

London Cambridge Developments LTD Landlord

Harmonique Wilson (the 'Tenant') applied for an order determining that London Cambridge Developments LTD (the 'Landlord') 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, and did not meet its maintenance obligations. The Landlord applied for an order to terminate the tenancy because of rent arrears, and for payment of the arrears.

The applications were heard together by videoconference on May 5, 2026.

The Tenant, the Tenant's representative Robert Fex, and the Landlord's representative Daniel Abraham attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. This order resolves both applications.
2. The Tenant shall pay the Landlord \$4,000.00, which represents the rent owing to May 31, 2026.
3. The Tenant shall pay the amount owing as follows: \$300.00 on or before the first day of each month, commencing on June 1, 2026 and continuing until the full balance has been paid.
4. The Tenant shall also pay the Landlord new rent on time and in full as it comes due and owing for the period of June 1, 2026 until the arrears are paid in full.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord

pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

6. Going forward:

- The parties shall comply with their relevant obligations under the RTA, specifically with respect to notices of entry.
- The Landlord shall not engage in any disrespectful communications with the Tenant.

7. On or before June 30, 2026, the Landlord shall inspect and repair the following issues:

- Holes beside vents
- Hole behind toilet
- Hole under sink
- Bedroom window and windowsill with respect to mould, potential leak, and flaking paint
- Mice

May 8, 2026
Date Issued

Dale Whitmore
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.

