



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-101360-25

In the matter of: 283 Main St PO Box 135
Lucan ON N0M1S6

Between: William Potter
Kaitlin Potter Tenants

And

Joe Kaak
Diana Kaak Landlords

William Potter (the 'Tenants') applied for an order determining that Joe Kaak (the 'Landlords'):

- harassed, obstructed, coerced, threatened or interfered with the Tenants.

An Adjudicative Case Conference (ACC) was held by videoconference on May 6, 2026.

The Tenants and the Landlords attended the ACC.

The Tenants declined to speak with Tenants Duty Counsel.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the mutual consent.

Determinations:

1. The application is amended to add Kaitlin Potter as Tenant and Diana Kaak as Landlord.
2. The Landlords required the Tenants to enter a second lease upon expiration of the original 12 month lease. The current lease began on November 30, 2025, ending May 31, 2026.
3. The Landlords were unaware that, according to the Act, if no notice is given to terminate the tenancy on the expiration date by either party, then, after the fixed termination date, the tenancy becomes a month-to-month tenancy, under the same terms and conditions.

It is ordered on consent that:

1. The Landlords shall not require the Tenants to enter into a new lease agreement upon expiration of the existing lease on May 31, 2025 unless the parties mutually agree or the tenancy is lawfully terminated.

2. Pursuant to the agreement of the parties, this resolves the application before the Board.

May 8, 2026
Date Issued

Dana Wren

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.