



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-055726-25

In the matter of: 1, 10 WOODCHESTER AVE
BRACEBRIDGE ON P1L 1J2

Between: Samantha Murdoch
Ross Coughlan Tenants

And

Dawson Currie Landlord

Samantha Murdoch applied for an order determining that Dawson Currie (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.

This application came before me for a mandatory adjudicative case conference in videoconference room 137 on May 7, 2026.

Only the Tenants attended the hearing.

As of 10:03 am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The Tenants' uncontested evidence, supported by photographs filed, proves on a balance of probabilities that the Landlord's agents entered the residential complex without notice on March 1, 2025 to clear snow and damaged the Tenants' BBQ in the process.
2. The Tenants incurred out-of-pocket expenses in the amount of \$500.00 because of the Landlord's actions. The Landlord must pay the Tenant this amount.

It is ordered that:

1. The application and the style of cause are amended to add Ross Coughlan as an applicant.
2. The total amount the Landlord shall pay the Tenants is \$548.00. This amount represents:

- \$500.00 for the reasonable out-of-pocket expenses the Tenants incurred to replace damaged property.
 - \$48.00 for the cost of filing the application.
3. The Landlord shall pay the Tenants the full amount owing by May 24, 2026.
 4. If the Landlord does not pay the Tenants the full amount owing by May 24, 2026, the Landlord will owe interest. This will be simple interest calculated from May 25, 2026 at 4.00% annually on the balance outstanding.

May 13, 2026
Date Issued

Nersi Makki
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.