



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

File Number: LTB-T-085911-25

In the matter of: 711, 839 Talwood Drive
Peterborough ON K9J7M6

Between: Sheri Adams Tenant

And

MacPherson Realty Landlords
CMHA - PETERBOROUGH

Sheri Adams (the 'Tenant') applied for an order determining that MacPherson Realty and CMHA - PETERBOROUGH (the 'Landlords'):

- 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 was heard by videoconference on May 13, 2026.

The Landlord's Legal Representative (MacPherson Realty), C. Francey, the Landlord's Agent (CMHA-PETERBOROUGH), K. Kightley, and the Tenant attended the hearing. Leigh Carrod supported the Tenant.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of all issues in this application.
2. Going forward, the Tenant agrees to provide any complaint regarding excessive and on-going noise in writing to both Landlords via the following email addresses only:

adminhousing@CMHAHKPR.ca

crystal@franceyparalegal.ca

3. The Landlords agree to investigate any complaint received and respond to the Tenant with the findings/results of that investigation.

4. If a complaint is substantiated, the Landlords shall take all necessary reasonable steps to address the issue.
5. The parties also agree to engage in meaningful discussions regarding any accommodations necessary to combat noise entering the rental unit.
6. The Tenant consents to relocation by CMHA – PETERBOROUGH. The parties agree to have discussion with respect to any accommodations necessary regarding the new unit.

May 19, 2026
Date Issued

Lisa Del Vecchio
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.