



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-001746-26

In the matter of: 254 SHEPHERD ST
SARNIA ON N7T3J5

Between: Matthew Jacklin Tenants
Crystal Fillion

And

William Duncan Landlord

Matthew Jacklin and Crystal Fillion (the 'Tenants') applied for an order determining that William Duncan (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- 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 (T2 application).
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

This combined T2/T6 application was heard by videoconference on May 13, 2026.

The Landlord and the Tenants attended the hearing. The Landlord was supported by Sarah Murdoch.

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 tenancy.
2. The tenancy between the Landlord and the Tenants was terminated as of March 31, 2026.
3. The Tenants agree to withdrawn this application and not pursue any other claims arising from this tenancy.

4. The Landlord agrees to not pursue any other claims arising from this tenancy.

May 20, 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.