



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-033334-26

In the matter of: 1A, 282 Norene Street
Midland On L4F4C2

Between: Brenda Strand Tenant

And

1719434 Ontario Limited Landlord

And

James Quigley Landlord's Agent

Brenda Strand (the 'Tenant') applied for an order determining that 1719434 Ontario Limited (the 'Landlord') and James Quigley (the 'Landlord's Agent'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on May 7, 2026. The Tenant, the Tenant's Legal Representative, N. Lundale, the Landlord's Legal Representative, C. McMillen, and the Landlord's Agent, G. Kuiper, attended the hearing. The Landlord's witness, Sheriff N. Brooks also attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. For the purposes of this order, the Landlord is referred to as such even though they deny being the Landlord.
2. The Landlord makes no admission of liability with respect to the allegations contained in the application.

3. This order resolves all issues with respect to the tenancy.
4. This order shall not be used in any future litigation involving either party.

On consent of the parties, it is ordered that:

1. On or before May 31, 2026, the Landlord shall pay to the Tenant \$3,000.00.
2. If the Landlord does not pay the Tenant the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
3. **In the alternative**, if the Landlord does not pay the Tenant the full amount owing by May 31, 2026, the Tenant may engage in future litigation against the Landlord.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 26, 2026
Date Issued

Jitewa Edu
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.