



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-087777-25

In the matter of: (Main Level), 62 DEVERILL CRES
Ajax ON L1T1S6

Between: Kesha-Denise Humes
Lynette Humes Tenants

And

Ryan Henry Landlord

Kesha-Denise Humes and Lynette Humes (the 'Tenants') applied for an order determining that Ryan Henry (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.

An Adjudicative Case Conference (ACC) was held by videoconference on May 19, 2026. The Tenants and the Landlord attended the ACC.

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.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$1,372.00.
2. The Landlord shall pay the Tenants the amount set out in paragraph 1 in accordance with the following payment schedule:
 - \$343.00 on or before June 30, 2026.
 - \$343.00 on or before July 31, 2026.
 - \$343.00 on or before August 31, 2026.
 - \$343.00 on or before September 30, 2026.
3. If the Landlord fails to make any one of the payments as set out in paragraph 2, the remaining balance would be due in full and owing immediately and the Landlord would start to owe interest. This will be simple interest calculated from the date following the missed payment at 4.00% annually on the balance outstanding.

4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 21, 2026
Date Issued

Melissa Anjema
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.