



**Order under Sections 30/31
Residential Tenancies Act, 2006**

File Number: LTB-T-007698-25

In the matter of: 31, 23 HARMONY RD S
OSHAWA ON L1H6T2

Between: Amanda Lowe
James Perry
Tenants

And

Skyview Living
Val Cowen
Landlords

Amanda Lowe and James Perry (the 'Tenants') applied for an order determining that Skyview Living and Val Cowen (the 'Landlords'):

- entered the rental unit illegally.
- withheld or interfered with their vital services or care services and meals in a care home (T2 Application).
- have reduced or discontinued a service or facility (T3 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 application was heard by videoconference on May 7, 2026.

The Landlord's legal representative, Joey Kay, Landlord's agent Nauman Javed, and the Tenant, Amanda Lowe attended the hearing.

At the hearing the parties agreed to the following order, resolving all issues in the tenancy to the date of the hearing.

It is ordered on consent that:

1. The Landlords shall pay to the Tenants the amount of \$1,266.92, representing a rent abatement and costs.
2. The Landlords shall pay the amount in paragraph 1 by way of credit to be applied to the lawful monthly rent for June 2026.

3. The parties consent to this order in resolution of all issues regarding the tenancy to the date of the hearing.

May 29, 2026
Date Issued

Christina Philp
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.