



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-090131-25

In the matter of: 3, 3020 TURNER RD
WINDSOR ON N8W5H2

Between: Nadia van Veenschoten Tenant

And

Richard Clayton Landlord

Nadia van Veenschoten (the 'Tenant') applied for an order determining that Richard Clayton (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant (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 28, 2026.

The Landlord and the Tenant attended the hearing.

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 the issues in this application.
2. The Landlord's spouse must refrain from having any dealings with respect to this tenancy except in the case of an emergency.
3. On or before June 29, 2026, the Landlord shall inspect and complete any necessary repair or replacement to the carpet at the rental unit.

June 1, 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.