



Order under Section 31
Residential Tenancies Act, 2006

File Number: LTB-T-034911-25

In the matter of: 2089 CONCESSION 6 W
BRANCHTON, ON, N0B 1L0

Between: Robert Davison Tenant

and

Leslie Richard McCoy Landlords
Estate of Joyce McCoy

- [1] Robert Davison (the 'Tenant') applied for an order determining that Leslie Richard McCoy and the Estate of Joyce McCoy (the 'Landlords') OR the Landlords' superintendent or the Landlords' agent harassed, obstructed, coerced, threatened or interfered with the Tenant and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- [2] The Tenant also applied for an order determining that Leslie Richard McCoy and the Estate of Joyce McCoy (the 'Landlords') failed to meet the Landlords' maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.
- [3] The applications were scheduled to be heard by video conference on June 03, 2026. The Landlords were represented by legal representative Walter Wellenreiter. The Tenant was present and represented by licensed paralegal Joseph Kazubek.
- [4] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [5] The parties agreed to amend the Tenant's applications and add the Estate of Joyce McCoy as a Landlord named on the applications.
- [6] The parties agreed to resolve all the issues in both applications and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The parties agreed to amend the Tenant's applications and add the Estate of Joyce McCoy as a Landlord named on the applications.
2. The Landlords shall pay to the Tenant \$2400.00 by no later than June 30, 2026.
3. This Order shall resolve all matters relating to the above Tenant's applications on a Full and Final basis.

June 08, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.