



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-093781-25

In the matter of: B, 503 King Street West
Cobourg On K9A2P1

Between: Tanya Langford
Lawrence Foote Tenants

And

Ryan Watson Landlords
Courtney Watson

Tanya Langford and Lawrence Foote (the 'Tenants') applied for an order determining that Ryan Watson and Courtney Watson (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.

These applications came before the Board for an Adjudicative Case Conference ('ACC'), which was heard by videoconference on June 1, 2026. The Tenant, Tanya Langford, the Tenants' Legal Representative, Peter Vance, and the Landlord, Ryan Watson, attended the ACC. At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The Landlords shall pay the Tenants \$730.00 in full and final satisfaction of the T2 and T6 applications.
2. The Landlord shall deduct this amount owing from the Tenants' July 2026 rent. For clarity, the Tenants will owe the Landlords \$270.00 for their July 2026 rent (\$1000.00 monthly rent - \$730.00 owed by Landlords).

June 8, 2026
Date Issued

Curtis Smith

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.