



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-088033-25

In the matter of: 1, 63 JEAN ST
SUDBURY ON P3C4W2

Between: Jessica Quenneville Tenant

And

Julie Kennedy Landlord

Jessica Quenneville (the 'Tenant') applied for an order determining that Julie Kennedy (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and/or the charges the Tenant agreed to pay for them.

This application was heard by videoconference on June 1, 2026. The Tenant, the Landlord and the Landlord's Legal Representative, Carter Wachnuk, attended the hearing. At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall provide a copy of the key to the rental unit to the Landlord.
2. The Landlord, through their Legal Representative, shall arrange to pick up the key from the Tenant at the rental unit by June 5, 2026 or as soon as reasonably possible thereafter.

June 9, 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.