



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-012208-25

In the matter of: C, 326 TALBOT ST GD 0
PORT MCNICOLL ON L0K1R0

Between: David John Eric Howe Tenant

And

Shoreline Property Management Landlord

David John Eric Howe (the 'Tenant') applied for an order determining that Shoreline Property Management (the 'Landlord') 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.

This application was heard by videoconference on June 8, 2026.

The Landlord's legal representative, Lorrie McCullough, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agreed that the Tenants vacated the rental unit on March 31, 2026.

On consent, it is ordered that:

1. As full and final release the Landlord will provide \$1,300.00 to the Tenant and this amount will be applied to the arrears balance of \$2,697.50.

June 10, 2026
Date Issued

Teresa Hunt
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.