



**Order under Section 31 / 30
Residential Tenancies Act, 2006**

File Number: LTB-T-089997-25

In the matter of: 2, 157 ALBERT ST E
SAULT STE. MARIE ON P6A2J2

Between: Samantha Westfall Tenant

And

Tuk Developments Inc Landlord

Samantha Westfall (the 'Tenant') applied for an order determining that Tuk Developments Inc (the 'Landlord'):

- 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. (*T2 application*)

The Tenant also applied for an order determining that 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. (*T6 application*)

An Adjudicative Case Conference ("ACC") was held by videoconference on June 8, 2026.

The Landlord's Agent, Jordan King, the Landlord's Legal Representative, Curt Anderson, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The Landlord shall pay the Tenant \$1,500.00.
2. The Tenant will recover this amount by deducting \$500.00 from the rent each month for July 2026, August 2026 and September 2026.
3. This Order resolves all issues within the applications between the parties up to the date of the ACC.

June 11, 2026
Date Issued

Vicky Liu
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.