



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-096678-25

In the matter of: BEDROOM 1, 11 RICKSON AVENUE
Guelph ON N1G2W9

Between: STEPHANIE ASH Tenant

And

CHRISTINE LAING Landlord

STEPHANIE ASH (the 'Tenant') applied for an order determining that CHRISTINE LAING (the 'Landlord') entered the rental unit illegally, and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on June 11, 2026.

The Landlord Christine Laing, Tenant Stephanie Ash, and the Tenant's Agent Jeff Ash attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$538.43, on or before June 29, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before June 29, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 30, 2026, at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Kyle Anderson
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.