



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-091986-25

In the matter of: 2, 430 Mead Boulevard 2
Espanola ON P5E1M1

Between: Skylar Southwood Tenant

And

Daren Howard Landlord

Skylar Southwood (the 'Tenant') applied for an order determining that Daren Howard (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- 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 9, 2026.

The Landlord and the Landlord's Support Christina Raso and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant is authorised to deduct \$100.00 from the lawful monthly rent for July 1, 2026.
2. The Landlord shall repair the caulking around the bathtub in the rental unit or before June 24, 2026.

June 17, 2026
Date Issued

Reid Jackson

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.