



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-096801-25

In the matter of: Unit B, 153 PENETANG ST
BARRIE ON L4M1V9

Between: Maureen White Tenant

And

Bev Bowen Landlords
Terry Bowen

Maureen White (the 'Tenant') applied for an order determining that Bev Bowen and Terry Bowen (the 'Landlords'):

- collected or retained money illegally (T1 Application);
- entered the rental unit illegally (T2 Application); and
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application).

This application was heard by videoconference on June 16, 2026.

The Landlords' Representative, Lawrence Pomfret, the Landlord, Terry Bowen, the Tenant's Representative, Kimberley Teel, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Landlord shall have until July 15, 2026, to provide proof of payment satisfactory to the Landlords' Representative and the Tenant's Representative that the Landlord has already paid \$1,300.00 to the Tenant representing the Tenant's overpayment of illegal rent charged.

It is ordered on consent that:

1. If the Landlord cannot provide proof of payment on or before July 15, 2026, that he has already paid the Tenant \$1,300.00, the Landlord shall pay to the Tenant \$1,300.00 in full satisfaction of the Tenant's T1 application.

2. If the Landlord is to pay the amount owing in paragraph 1, The Landlord shall pay the Tenant on or before July 31, 2026.
3. In full satisfaction of the Tenant's T2 application the Landlord shall pay to the Tenant \$800.00.
4. The Landlord shall pay to the Tenant the amount owing in paragraph 3 on or before July 31, 2026.

June 22, 2026
Date Issued

Nicole Pedron
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.