



**Consent Order under Section 130
Residential Tenancies Act, 2006**

File Number: LTB-T-098375-25

In the matter of: 414, 1310 McWatters Road
Ottawa Ontario K2C 3N8

Between: Jason Vriends Tenants
Deborah Vriends

And

Homestead Land Holdings Limited Landlord

Jason Vriends and Deborah Vriends (the 'Tenants') applied for a reduction of the rent charged for the rental unit due to:

- a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was mediated by videoconference on June 17, 2026. Paralegal, Jessica Shanani, attended on behalf of the Landlord. Tenant, Jason Vriends, attended on behalf of both Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General information:

1. The Tenants raised issues including the loss of parking, grass area and garbage area.
2. The parties agree to resolve all issues between the parties, to date. The Landlord will credit the Tenants' rent account with \$250.00 on or before June 30, 2026.
3. The parties acknowledged the current monthly rent is \$1,654.25 due on the 1st of each month. The rent account is paid in full for the period ending June 30, 2026.

On consent, it is ordered that:

1. The Landlord shall pay the Tenants \$250.00 by way of a credit to the Tenants' rent account on or before June 30, 2026.
2. This resolves all issues between the parties, to date.

June 24, 2026
Date Issued

SHAWN HAYMAN
Hearings Officer, 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.