



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-022512-23

In the matter of: Main Floor, 5785 TEMPERANCE AVE
NIAGARA FALLS ON L2G4A7

Between: Kelly Leblanc Tenant
Malcolm Leblanc

And

Tomson Joseph Landlord

Kelly Leblanc and Malcolm Leblanc (the 'Tenant') applied for an order determining that Tomson Joseph (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on June 17, 2026.

The Tenants' Legal Representative, J. Rose, one of the Tenants, Kelly Leblanc, the Landlord's Legal Representative, C. Bassis, and the Landlord, attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of all issues in this application.
2. The Landlord shall pay a total of \$12,000.00 to the Tenants. The parties confirmed that the Landlord paid \$6,000.00 to the Tenants on December 2, 2025. The Landlord shall pay the remaining \$6,000.00 to the Tenants on or before June 17, 2026. The Landlord's Legal Representative provided copies of the e-transfers sent on June 17, 2026 into evidence (DOC-8181880). However, the Tenants' Legal Representative was unable to confirm that the transfers were completed at their end.
3. If the Landlord does not pay the Tenant the full amount owing by June 17 2026, the Landlord will owe interest. This will be simple interest calculated from June 18, 2026 at 4.00% annually on the balance outstanding.

4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 22, 2026
Date Issued

Lisa Del Vecchio
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.