



Order under Section 130 Residential Tenancies Act, 2006

File Number: LTB-T-105955-25

In the matter of: 1002, 36 James Street South
Hamilton Ontario L8P4W4

Between: Dexter Ico Tenants
Myrella Ico

And

John Cowperthwaite Landlord

Dexter Ico and Myrella Ico (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.

The application was scheduled to be heard by video conference on June 18, 2026.

The parties elected to participate in LTB facilitated mediation with the assistance of Maryam Cooper, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The Tenant, Dexter Ico and the Landlord were present.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is agreed that:

- The Landlord was provided with the Tenant, Dexter Ico's email address during mediation.

It is ordered that:

1. The Tenancy between the Landlord and the Tenants was terminated on November 1, 2025.
2. The Tenants moved out on or before November 1, 2025.

3. The total amount the Landlord shall pay the Tenants is \$313.00. This amount represents:
 - \$260.00 for a rent rebate for the period of time from September 2025 to November 2025.
 - \$53.00 for the cost of filing the application.
4. The Landlord shall pay the Tenants the full amount owing by July 5, 2026.
5. If the Landlord does not pay the Tenants the full amount owing by July 5, 2026, the Landlord will owe interest. This will be simple interest calculated from July 6, 2026 at 4.00% annually on the balance outstanding.
6. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
7. This order resolves all issues arising from this application.

June 24, 2026
Date Issued

Maryam Cooper
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.