



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-017511-26

In the matter of: 309, 2561 BLOOR ST. W
TORONTO ON M6S1S2

Between: Lex Henderson Tenant

And

Joni Blanshard Landlords
The Estate of Gloria Blanshard
Em Canada Investment Limited C/O
Bowman Building Property Management

Lex Henderson (the 'Tenant') applied for an order determining that Joni Blanshard, Gloria Blanshard and Em Canada Investment Limited C/O Bowman Building Property Management (the 'Landlords') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 3, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Tenant, Lex Henderson, the Landlords' Representative, Bill Burd, and the Landlords' Agents, Joni Blanshard and Dion Bowman, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The application is amended to reflect the Landlord's name as 'The Estate of Gloria Blanshard'.

It is ordered on consent that:

1. The total amount the Landlords shall pay the Tenant is \$1,845.50 for the illegal charge collected.
2. The Landlords shall pay the Tenant the full amount owing by June 8, 2026.
3. If the Landlords do not pay the Tenant the full amount owing by June 8, 2026, the Landlords will owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This order is in full and final settlement of all matters arising from this application.

June 22, 2026
Date Issued

Rachael Kukoyi
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.