



Order under Sections 30, 31, & 135 Residential Tenancies Act, 2006

File Number: LTB-T-084576-25

In the matter of: 85 CHALMERS DR
BARRIE ON L4N8A6

Between: MICHELE BROWN-MILLER Tenant

And

WINTER NEWKIRK Landlord
JASON NEWKIRK

MICHELE BROWN-MILLER (the 'Tenant') applied for an order determining that WINTER NEWKIRK and JASON NEWKIRK (the 'Landlord'):

- Collected or retained money illegally. (T1 Application);
- Entered the rental unit illegally, altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application); and,
- Failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application.)

This application was scheduled to be heard by videoconference on June 23, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Krista Birkbeck, the Landlord Winter Newkirk, Tenant's Representative Damian Cordaie, and the Tenant were present.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The Landlord has paid the Tenant settlement funds in the amount of \$3,400.00 to resolve the claims contained in this application.
2. This matter has been resolved and the Tenant sought to withdraw their application.

On the consent of the parties, it is ordered that:

1. Having been withdrawn, the Board's file shall be closed.

June 24, 2026
Date Issued

Adam Rogers
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.