



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-042657-25

In the matter of: Upper, 1245 BARRYDOWNE ROAD
GREATER SUDBURY ON P3A3V6

Between: GUENEVERE Morgan LLOYD Tenant
ADAM Haskett

And

VIET NGUYEN Landlord

GUENEVERE Morgan LLOYD and ADAM Haskett (the 'Tenant') applied to the Landlord and Tenant Board (LTB) for an order determining that VIET NGUYEN (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard on June 17, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters in relation to this Tenancy and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The parties are subject to order LTB-L-051995-25, which has an outstanding arrears balance of \$4,665.84.
2. The parties agree that compensation payable by the Landlord to the Tenant shall be offset against the arrears owing under that order.
3. The Landlord owes the Tenant \$3,065.84, which, when set off against the arrears, results in a remaining balance of \$1,600.00 owed by the Tenants to the Landlord.
4. The parties privately agree to a repayment plan as follows:
 - a) \$400.00 on or before the 19th day of each month beginning June 19, 2026, up to and including September 19, 2026.

5. The parties acknowledge that this repayment arrangement is not incorporated into this order. The parties further agree that, following the set-off described above, the outstanding balance under order LTB-L-051995-25 is \$1,600.00, and that if the Tenants fail to comply with the repayment arrangement as outlined in paragraph 4, the Landlord may enforce that order only for the remaining balance of \$1,600.00, less any payments made.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$3,065.84, which amount shall be applied as a set-off against the arrears of \$4,665.84 owing under order LTB-L-051995-25, resulting in a remaining balance of \$1,600.00.

June 25, 2026
Date Issued

Dillanique Knight
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.