



**Order under Sections 31/ 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-035998-24 & LTB-T-015183-24

In the matter of: 112 Bayshore Drive
Brechtin ON L0K1B0

Between: 1726423 Ontario LTD Landlord

And

Harry De haas Former Tenant
Denise De haas

1726423 Ontario LTD (the 'Landlord') applied for an order requiring Harry De haas and Denise De haas (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes. (LTB-L-035998-24)

The Landlord also applied for an order requiring the 'Former Tenant' to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (LTB-L-035998-24)

The Landlord applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. (LTB-L-035998-24)

The Former Tenant, Harry De haas, applied for an order determining that the Landlord:

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (LTB-T-015183-24)

This application was heard by videoconference on June 23, 2026.

The Landlord's Agent, Paul Brown, the Landlord's Legal Representative, Richelle Pollard, and the Tenant, Harry De haas, attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

While the Former Tenant, Denise De haas (“Ms. De haas”), was not present or represented at the hearing, as she was not a party to the application brought by the Former Tenant, and given the consent order agreed to dismisses the Landlord’s application against Ms. De haas, I determined it was appropriate and did not prejudice Ms. De haas to proceed in issuing this order on consent in her absence.

It is ordered on consent that:

1. The Landlord’s application LTB-L-035998-24 is dismissed.
2. The Former Tenant’s application LTB-T-015183-24 is dismissed.

June 30, 2026
Date Issued

Benjamin Seigel
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.