



**Order under Section 31 / 30  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-098635-25

**In the matter of:** 1263 GYATT CRES  
OSHAWA ON L1K0M2

**Between:** JESSICA Yvonne Mai Poon Tenant

**And**

East Vista Landlord

JESSICA Yvonne Mai Poon (the 'Tenant') applied for an order determining that East Vista (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.

The Tenant also applied for an order determining that the Landlord 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*)

An Adjudicative Case Conference ("ACC") was held by videoconference on June 24, 2026.

The Landlord's Legal Representative, Abigail Turberfield, the Landlord's Agent, Ximena Davidson, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

**Agreed facts:**

1. The Board issued an order for LTB-015592-26 and LTB-L-026281-26 on May 6, 2026. The Tenant was ordered to pay the Landlord \$2,760.45. The Landlord agrees to waive \$1,924.25 of that amount outstanding and will not seek to collect this \$1,924.25 amount from the Tenant.

**On consent it is ordered that:**

1. The Tenant's application is dismissed as withdrawn.

2. This Order resolves all issues between the parties with respect to the tenancy up to the date of the ACC.

**June 30, 2026**

**Date Issued**

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Vicky Liu

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.