



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-049722-25

In the matter of: 1, 148 GREEN VALLEY DR
KITCHENER ON N2P1C4

Between: Amanda Moore Tenant

And

Fraser Vrenjak Landlord

Amanda Moore (the 'Tenant') applied for an order determining that Fraser Vrenjak (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.

This application was heard by videoconference on December 18, 2025.

The Landlord and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

- 1.) The Tenant's lawful monthly rent is \$1,913.67.
- 2.) The Landlord filed an application in LTB-L-077249-24 and the Tenant was ordered to pay the Landlord's application filing fee of \$186.00. The Landlord agrees to waive collection of the \$186.00 filing fee.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$1,000.00 and this shall be deducted from the Tenant's rent due on January 1, 2026. Accordingly, the Tenant's rent due on January 1, 2026, is \$913.67.
2. The Landlord shall obtain a quote to replace the windows in the residential complex by no later than April 30, 2026.

3. The Landlord shall take all reasonable steps to promptly undertake replacement of the windows forthwith upon receiving the quote/estimate.

January 5, 2026

Date Issued

Kyle McGraw

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.