



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-083654-25

In the matter of: 1, 3784 Sinnicks Avenue
Niagara Falls ON L2J2G7

Between: Ana Maria Zaharia Tenant

And

Baljinder Srann Landlord

Ana Maria Zaharia (the 'Tenant') applied for an order determining that Baljinder Srann (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.

An Adjudicative Case Conference (ACC) was held by videoconference on December 22, 2025.

The Tenant and the Landlord attended the hearing.

At the hearing the parties entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

Agreed Facts:

1. The Landlord has addressed all of the maintenance concerns raised in the application.

On consent it is ordered that:

1. The Tenant's application is dismissed.

January 6, 2026
Date Issued

Mayra Sawicki
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.