



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-047587-25

In the matter of: A, 845 ALPINE AVE
OTTAWA ON K2B5R5

Between: Ashley Vail Tenant

And

Fiona Chan Landlords
David Bekkers

Ashley Vail (the 'Tenant') applied for an order determining that Fiona Chan and David Bekkers (the 'Landlords') failed to meet the Landlords' 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 Landlord, D. Bekkers, and the Tenant attended the hearing.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Landlords shall pay the Tenant \$400.00. This amount represents a rent abatement for the period ending December 22, 2025.
2. The Landlords shall pay the Tenant the full amount owing by December 26, 2025.
3. If the Landlords do not pay the Tenant the full amount owing by December 26, 2025, the Landlords will owe interest. This will be simple interest calculated from December 27, 2025 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 8, 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.