



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

File Number: LTB-T-052353-25

In the matter of: 30 MAPLE ST
SAULT STE. MARIE ON P6B2H7

Between: Jo-Anna Mendoza Tenant

And

Real-Key Property Management Landlords
Andre Raplenovic

Jo-Anna Mendoza (the 'Tenant') applied for an order determining that Real-Key Property Management and Andrew Raplenovic (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 was held by videoconference on December 23, 2025.

The Tenant and the Landlord Andrew Raplenovic attended the case conference.

At the case conference, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Landlords shall pay the Tenants \$3,000.00 in full, on or before March 15, 2026.
2. If the Landlords do not the Tenant the full amount owing by March 15, 2026, the Landlords will owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all of the issue in the application and the tenancy.

January 6, 2026
Date Issued

John Cashmore
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.