



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

File Number: LTB-T-056161-25

In the matter of: 4, 1770 Parent Ave
Windsor ON N8X4K1

Between: Erica Gelz Tenant

And

1987845 Ontario Inc Landlord

Erica Gelz (the 'Tenant') applied for an order determining that 1987845 Ontario Inc (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 was held by videoconference on December 23, 2025.

The Tenant and the Landlord's Agent Akash Dhandhukia 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 Landlord shall pay the Tenant \$700.00 in full on or before December 31, 2025.
2. If the Landlord does not pay the Tenant the full amount owing by December 31, 2025, the Landlord will owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all of the issues in the application and the tenancy.

January 5, 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.