



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

File Numbers: LTB-T-051352-25
LTB-T-102986-25

In the matter of: 1106 ST-GERMAIN CRES
ORLEANS ON K1C2L8

Between: Kelly Thompson Tenant

And

Bijue Pulickal Landlords
Joy Pulickal

Kelly Thompson (the 'Tenant') applied for an order determining that Bijue Pulickal and Joy Pulickal (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.

This application was heard by videoconference on January 5, 2026. The Landlords and the Tenant, Represented by Tiffany Chenard, attended the hearing.

On consent, it is ordered that:

1. The parties agree that this consent order resolves all matters between them to the date of the hearing as they relate to LTB-T-051352-25 and LTB-T-102986-25.
2. On or before February 16, 2026, the Landlord shall:
 - engage with a qualified electrician to ensure the electrical requirements in the upstairs washroom meet current *Building Code* guidelines and operate in a safe manner; and,
 - engage with qualified professionals (HVAC, electrical, etc.) to ensure that the bedroom located above the kitchen is at least 20 degrees Celsius between September 1 and June 15, in compliance with s. 4 of O. Reg 516/06.
3. In consideration for resolving these matters, the Landlord shall also pay to the Tenant \$3,444.00.
4. The Tenant is authorized to deduct the sum of \$2,941.75 from the lawful rent due and owing for the month of February 2026.

5. The Tenant is authorized to deduct the sum of \$502.25 from the lawful rent due and owing for the month of March 2026.
6. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 12, 2026
Date Issued

Jane Dean
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.