



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-067364-25

In the matter of: 16, 747 Indian Road North
Sarnia ON N7T7G9

Between: Karankumar Mehta Tenant

And

Regent Properties London Inc Landlord

Karankumar Mehta (the 'Tenant') applied for an order determining that Regent Properties London 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.

This application was heard by videoconference on January 5, 2026. The Tenant, Represented by Vijay Shah, and the Landlord's Agent, Jennifer Grant, attended the hearing.

On consent, it is ordered that:

1. On or before January 16, 2026, the Landlord shall carry out a comprehensive inspection of the rental unit, specifically addressing the outstanding maintenance issues detailed below:
 - **Windows:**
 - Replace the cracked front window.
 - Repair the bedroom window that falls off the track and replace the weather stripping to resolve condensation issues.
 - **Kitchen:**
 - Repair or replace the kitchen cabinets where doors are not closing or falling off.
 - Inspect the stove regarding the electrical fault (fuse blowing/shutting off) and repair or replace the appliance if defective.
 - **Basement:**
 - Sand and paint the unfinished drywall patches.
 - Smooth out and finish the patch repair on the ceiling.
 - Install missing baseboards.
 - Inspect the dryer vent area for potential mold or leaks and remediate if necessary.
 - Inspect the rusted electrical conduit pipes for safety compliance.

- **General/Flooring:**
 - Install missing baseboards on the main floor and upper level.
 - Repair/replace the missing tile at the back door entrance.
 - Repair the bedroom closet door (off track) and the main floor closet door handle.
 - Inspect the bathroom sink for rust/damage and determine if replacement is required.
2. On or before February 6, 2026, the Landlord shall provide to the Tenant with a detailed written schedule ('schedule') outlining the dates and contractors assigned to rectify each of the maintenance issues identified in paragraph 1.
 3. On or before April 5, 2026, the Landlord shall complete all maintenance listed in the schedule unless the repair cannot be completed due to reasons beyond the control of the Landlord. For example, third-party supply chain issues.
 4. On or before January 12, 2026, the Landlord shall also pay the Tenant \$3,745.43 by way of a credit adjustment to the Tenant's rent ledger. This amount represents:
 - \$3,745.43 for a rent abatement for the period ending December 31, 2025.
 5. If the Landlord does not apply the credit adjustment specified in paragraph 4 by January 12, 2026, the Tenant may recover this amount by deducting \$925.00 from the amount of rent owing for the month(s) of February, March, April and May 2026; and \$45.43 from the rent due an owing for the month of June 2026, until there is no longer any money owing.
 6. The lawful rent is \$1098.41. If the Landlord does not do the repair(s), replacements or work listed in paragraph 1 by April 5, 2026, the Tenant is authorized to deduct \$22.59 from the rent owing commencing January 2026 until the repair, replacement, or work is completed **in full** (including any delays attributed to third parties).
 7. The Landlord shall pay the Tenant the full amount owing by January 12, 2026.
 8. If the Landlord does not pay the Tenant the full amount owing by January 12, 2026, the Landlord will owe interest. This will be simple interest calculated from January 13, 2026, at 4.00% annually on the balance outstanding.
 9. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
 10. The Landlord may not increase the lawful monthly rent until all maintenance listed in paragraph 1 is completed in satisfaction of this order.

January 13, 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.