



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

File Number: LTB-T-030734-25

In the matter of: 148 WALTER AVE
SUDBURY ON P3C3B3

Between: Ashley Blinch
Brendan Blinch Tenants

And

Sudbury Roots property Management Landlord

Ashley Blinch and Brendan Blinch (the 'Tenants') applied for an order determining that Mandy Sudbury Roots property Management Branham (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 (ACC) was held by videoconference on January 6, 2026.

The Landlord's Agent, Mandy Branham, and the Tenant, Ashley Blinch, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. The tenancy terminated July 31, 2025, the date the Tenants moved out of the unit.
2. The Landlord will pay the Tenants \$4,500.00, via email transfer to ashleyblinch@gmail.com

On consent, it is ordered that:

1. On or before January 7, 2026, the Landlord shall pay to the Tenants the amount of \$2,500.00.
2. On or before January 8, 2026, the Landlord shall pay to the Tenants the balance of \$2,000.00.

3. If the Landlord does not pay any of the amounts listed in paragraph 1 or 2 of this order, the full amount owing on the next day and the Landlord will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
4. This settles all issues between the Landlord and the Tenant to the date of the hearing.

January 13, 2026

Date Issued

Colette Myers

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.

2