



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-055898-25

In the matter of: 4, 6688 Road 38
Verona Ontario K0H2W0

Between: Brenda Repaye Tenant

And

Jane Rixten Landlord

And

Steve Clow Superintendent

Brenda Repaye (the 'Tenant') applied for an order determining that Jane Rixten (the 'Landlord') and Steve Clow (the 'Superintendent') collected or retained money illegally.

The Tenant also applied for an order determining that the Landlord and the Superintendent:

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining that the Landlord failed to meet their maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's obligations related to suite meters under the *Residential Tenancies Act, 2006* ("the Act").

An Adjudicative Case Conference (ACC) was held by videoconference on January 12, 2026.

The Tenant the Tenant's legal representative, Sean Richey, the Landlord, and the Landlord's legal representative, Daniel Moak, 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.

It is ordered on consent that:

1. The Landlord shall complete the following inspections and/or or work/repairs on the rental unit and/or residential complex.

Electrical

2. On or before February 16, 2026, the Landlord shall inspect the electrical for the rental unit which shall include the following:
 - a) Checking all electrical outlets and lights of the rental unit to ensure all are properly grounded.
 - b) Removal of the light outside.
 - c) If after the light is removed the wire for the light is connected to the Tenant's heating, then the wire shall also be removed.
 - d) An electrician will conduct an inspection to confirm if any wiring for devices outside of the Tenant's unit are connected to the Tenant's electrical panel. If the electrician discovers wiring for the devices outside the Tenant's unit are connected to the Tenant's electrical panel, the electrician will connect those devices to the Landlord's electrical panel.
 - e) If any electrical components are within the false wall in the kitchen of the rental unit, then the electrician need not inspect those components.

Roof

3. The Landlord shall hire a professional roofer to inspect the roof of the rental unit within 15 days from the date of this order.
4. The Landlord shall follow the advice of the roofer to properly stop any leaks.

Bedroom / Back Wall

5. Upon the leaks being stopped as determined by the roofer the Landlord shall, within 45 days, remove the Tenant's ceiling in the bedroom of the rental unit and replace the ceiling with drywall.
6. Upon the leaks being stopped as determined by the roofer the Landlord shall, within 45 days, cut out the damaged portion of the wall in the rental unit.
7. When removing the damaged portion of the wall the Landlord shall inspect inside the wall for mold or any other issues and will act accordingly to remedy those issues.
8. On or before February 16, 2026, the Landlord will inspect the bedroom closet flooring and underneath the flooring for rotting.

9. If it is discovered that there are rotting issues in the flooring or under the flooring the Landlord shall act accordingly to remedy the issues within 45 days of confirmation that the leak(s) in the roof has/have stopped.

Pest Control

10. On or before January 31, 2026, the Landlord will contact pest control for an inspection of the rental unit and will follow any advice of the pest control professional.

January 15, 2026

Date Issued

Melissa Anjema

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.