



Order under Section 30, 130 Residential Tenancies Act, 2006

File Number: LTB-T-035943-25
LTB-T-037854-25

In the matter of: 219 COLBORNE ST
KINGSTON ON K7K1E4

Between: Alec Gu Tenants
Lucas Bauer
Owen Finnamore
Steven Rowe
Jordan Shlichtmann
Andrew Poyner

And

W.J. Mann Holding Inc Landlord

Alec Gu, Lucas Bauer, Owen Finnamore, Steven Rowe, Jordan Shlichtmann and Andrew Poyner (the 'Tenants') applied for an order determining that W.J. Mann Holding 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 is the T6 Application.**

The Tenants also applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex. **This is the T3 Application.**

An Adjudicative Case Conference was held by videoconference on January 15, 2026.

The Tenant, Alec Gu, the Tenants' Legal Representative Lauren Bristow, and the Landlord's Legal Representative, Lorrie McCullough, attended the case conference. The Tenant confirmed he has the authority to speak and act on behalf of the other Tenants.

The parties mutually agreed to resolve all matters at issue in the applications 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 and the Tenants agree to resolve the T3 and T6 applications.

2. The Landlord shall pay to the Tenants the amount of \$1,500.00 within 15 days from the date of this order. This payment shall be made by way of e-transfer to email address: 1alecgu@gmail.com.
3. The Tenants shall ensure this order remains confidential and the Tenants shall not make any derogatory comments with respect to the tenancy, residential complex or the Landlord including, but not limited to, online and/or social media.
4. The parties agree that no application shall be filed to the LTB by either party with respect to this tenancy.
5. This order is a full and final resolution of all issues arising for the duration of the tenancy which terminated on April 30, 2025.

January 20, 2026
Date Issued

Susan Priest
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.