



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

File Number: LTB-T-064320-23

In the matter of: 6, 900 Colborne Road
Sarnia Ontario N7V3K2

Between: Brenda Mitchell Tenant

And

Rosewood Properties Limited Landlord

Brenda Mitchell (the 'Tenant') applied for an order determining that Rosewood Properties Limited (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 13, 2026.

The Landlord Debbie Marukis, supported by her daughter Katrine Markus, the Tenant's legal representative Amanda Gaw and the Tenant attended the hearing.

At the hearing, the parties consented to the following order to resolve all issues as contained in the application on a full and final basis.

It is ordered on consent that:

1. The replacement carpet shall be selected by the Tenant and purchased from Hucker Floor Coverings by the Landlord.
2. The Landlord shall be responsible to pay six hundred and seventy-eight dollars \$678.00 (\$600.00 plus HST of \$78.00) towards the cost of the carpet directly to Hucker Floor Coverings. The Tenant shall be responsible to pay the balance of the cost of the carpet including the proportionate share of HST, levied against the balance of the total cost.
3. The Landlord shall choose the individual/company to complete the installation of the replacement carpet and shall pay the costs associated with the new carpet, as follows:
 - i. Remove and dispose of all existing carpet and underpadding;
 - ii. Purchase replacement underpadding;
 - iii. Install the carpet purchased from Hucker Floor Coverings;
 - iv. Move the tenant's furniture and replace after the installation; and

- v. The Landlord is responsible solely for any other expenses incurred in the installation and/or fees that may be levied by the contractor chosen by the Landlord.
- 4. The Tenant shall ensure that on the day of installation, all furniture has clear surfaces and there are no items stored in any of the furnishings to be moved by the Landlord's chosen contractor.
- 5. The replacement and installation of the carpet shall occur at the earliest opportunity and no later than April 13, 2026.
- 6. The Landlord shall repair the front entryway stairs, including stair treads, top tread/step closest to door to the unit and hand railing of the rental unit pursuant to the Ontario Regulation A-9.8.72 of the 2024 Building Code Compendium (2025 edition) and/or as directed by the City of Sarnia Building Department.
- 7. The Landlord shall complete the work associated with the replacement, repair and/or installation of the front entry stairs at the earliest opportunity and no later than April 13, 2026.

January 23, 2026
Date Issued

Alicia Johnson
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.