



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

File Number: LTB-T-015733-22

In the matter of: 9, 219 STRABANE AVE
WINDSOR ON N8Y2W6

Between: Sara Patterson
John Kulikowski
Tenants

And

Labour Community Gardens
Landlord

Sara Patterson and John Kulikowski (the 'Tenants') applied for an order determining that Labour Community Gardens (the 'Landlord') failed to meet their maintenance obligations.

This application was heard by videoconference on January 19, 2026. The Landlord and the Tenants attended the hearing and agreed to this order

It is ordered that:

1. The Landlord shall pay to the Tenants \$537.73. This amount represents:
 - \$489.73 for a rent abatement.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenants the full amount owing by February 3, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by February 3, 2026, the Landlord will owe interest. This will be simple interest calculated from February 4, 2026 at 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

E. Patrick Shea
Vice Chair, 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.