



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-034603-25

In the matter of: 7, 975 Colborne road
Sarnia ON N7V3K4

Between: Stacey Strand Tenant
Steve Lachine

And

Debbie Mavoukis Landlord

Stacey Strand and Steve Lachine (the 'Tenant') applied for an order determining that Debbie Mavoukis (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 was held by videoconference on January 19, 2026.

The Landlord and the Tenant attended the conference

As a result of the conference the parties consented to the following order:

It is ordered on consent that:

1. On or before January 26, 2026, the Landlord shall inspect the basement and the bathroom, remove any water present, and complete all repairs necessary to address the source of the water and any resulting damage.
2. On or before February 27, 2026, the Landlord shall inspect the kitchen countertop and shall repair or replace it, as necessary.
3. On or before April 17, 2026, the Landlord shall repair or replace the eavestrough and the window screens, as necessary.
4. The parties shall communicate with one another in a professional and respectful manner for the duration of the tenancy.

January 27, 2026
Date Issued

Bryan Delorenzi
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.