



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-070527-25

In the matter of: 311 DALHOUSIE STREET
BRANTFORD ON N3S3V6

Between: URSEL VECCHIARELLI Tenants
AMANDA VECCHIARELLI

And

KYLE MALINOUSKI Landlords
BRANTFORD PROPERTY MANAGEMENT

URSEL VECCHIARELLI ('UV') and AMANDA VECCHIARELLI ('AV', the 'Tenants') applied for an order determining that KYLE MALINOUSKI and BRANTFORD PROPERTY MANAGEMENT (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household;
- withheld or interfered with their vital services or care services and meals in a care home; and
- failed to maintain or repair the rental unit or fail to comply with health, safety, housing or maintenance standards.

This application was heard by adjudicative case conference on January 20, 2026.

The Tenant UL and the Landlords legal representative I. Shemesh attended the adjudicative case conference.

At the adjudicative case conference, the parties consented to the following order:

It is ordered that:

1. On or before February 19, 2026, the Landlord shall repair the hole in the bedroom ceiling.
2. On or before February 19, 2026, the Landlord shall inspect the property's electrical system and shall begin any required repair or maintenance work.
3. On or before February 19, 2026, the Landlord shall ensure the tree described in the Tenants' application complies with maintenance, housing or any other standard.

January 29, 2026
Date Issued

Harry Cho
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.