



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

File Number: LTB-T-039773-25

In the matter of: 4, 35 EAST AVE
BRANTFORD ON N3S3L2

Between: Paige Sonier Tenant

And

Micheal Osidacz Landlord

Paige Sonier (the 'Tenant') applied for an order determining that Micheal Osidacz (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 20, 2026.

The Tenant and the Landlord attended the case conference.

At the consent, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The application is amended to correct the spelling of the Landlord's surname. The order reflects this change.
2. The Landlord shall pay the Tenant \$1,200.00 by applying this amount as a credit to the Tenant's rent ledger for February 2026.
3. This order resolves all of the issues in the application.

January 27, 2026
Date Issued

John Cashmore
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.