



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

File Number: LTB-T-056553-25

In the matter of: B, 40 Durham
Kingston, ON, Canada ON K7L1J1

Between: Jessica Ann Phillips Tenant

And

Adrien Djomo Landlord

Jessica Ann Phillips (the 'Tenant') applied for an order determining that Adrien Djomo (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 scheduled for an Adjudicative Case Conference (hereafter referred to as the 'ACC') on January 26, 2026. The ACC was heard by videoconference.

The Landlord and the Tenant attended the ACC.

At the ACC, the parties agreed to resolve the application and consented to the following order.

It is ordered on consent that:

1. On or before May 30, 2026, the Landlord shall pay to the Tenant the amount of \$324.27, which represents the reasonable out-of-pocket expenses that the Tenant has incurred.
2. If the Landlord does not pay the Tenant the full amount owing on or before May 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Alexandre Traboulsi
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.