



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-048543-22-RV

In the matter of: 3, 1287 Parent Ave
Windsor ON N8X2C8

Between: Chris Martel Tenant

And

J&C corporation Landlord

Review Order

Chris Martel (the 'Tenant') applied for an order determining that J&C corporation (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.

Following four adjourned hearings, this application was resolved by order LTB-T-048543-22 issued on December 9, 2025. Only the Landlord's representative attended the hearing on December 3, 2025.

On January 7, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 7, 2026, interim order LTB-T-048543-22-RV-IN was issued, staying the order issued on December 9, 2025.

This review was heard by videoconference on January 28, 2026.

The Landlord's agent, Tony Kook, the Landlord's representative, Kristen Jarvis, the Tenant and the Tenant's representative, Christopher Hall, attended the hearing.

Determinations:

1. At the hearing, the Landlord consented to the Tenant's request to review order LTB-T-048543-22 issued on December 9, 2025. As such, the Tenant's request to review order LTB-T-048543-22 issued on December 9, 2025 will be granted.
2. The parties also agreed that order LTB-T-048543-22 issued on December 9, 2025 would be cancelled and replaced with the following order.

It is ordered on consent that:

1. The request to review order LTB-T-048543-22 issued on December 9, 2025 is granted. The order is cancelled and replaced with the following:
2. The Landlord shall credit the Tenant with a rent abatement of \$250.00 for the month of February, 2026;
3. The Landlord shall credit the Tenant with a rent abatement of \$250.00 for the month of March 2026.

February 3, 2026

Date Issued

Karen Gonçalves

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.