



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

File Number: LTB-T-047257-25

In the matter of: 1110, 20 GEORGE ST.
HAMILTON ON L8P0C4

Between: Brian Martin
Kerri Blazek
Ty Rideout Tenants

And

Vrancor group Landlords

Brian Martin and Kerri Blazek and Ty Rideout (the 'Tenants') applied for an order determining that Vrancor group (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 heard by videoconference on January 29, 2026.

The Landlord's agent Peter Scott and the Tenants Brian Martin and Kerri Blazek attended the hearing. Ty Rideout participated by phone.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The application is amended to add the Tenant Ty Rideout.
2. The Landlord shall pay to the Tenants \$3,000.00 as follows:
 - a. The Tenant shall deduct \$1,500.00 from the lawful rent for February 2026.
 - b. The Tenant shall deduct \$1,500.00 from the lawful rent for March 2026.

3. This order resolves the issues raised by the Tenant in their application relating to not having cold water in the rental unit and plumbing issues.

February 5, 2026

Date Issued

Kyle McGraw

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.