



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

File Number: LTB-T-057449-25

In the matter of: PH3, 200 SHAKESPEARE DR
WATERLOO ON N2L6C1

Between: Matthew Hough Tenant

And

Hazelview Properties Landlord

Matthew Hough (the 'Tenant') applied for an order determining that Hazelview Properties (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 February 4, 2026.

The Tenant, the Tenant's Legal Representative Reem Chansedine, the Landlord's Agent and the Landlord's Legal Representative Sean Beard attended the case conference.

At the case conference, 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 Landlord shall pay the Tenant \$3,000.00 in full on or before February 28, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by February 28, 2026, the Landlord will owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all the issues in the application and the tenancy.

February 6, 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.