



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

File Number: LTB-T-064235-25

In the matter of: Unit 2, 335 EMERALD ST N
HAMILTON ON L8L5L2

Between: Patricia Mills
Kaleigh McGregor-Bales
Tenants

And

Daniel Chin
Landlord

Patricia Mills and Kaleigh McGregor-Bales (the 'Tenants') applied for an order determining that Daniel Chin (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 February 10, 2026. The Tenants and the Landlord attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Landlord shall pay to the Tenants \$1,800.00 in compensation.
2. The Landlord shall pay the Tenants the full amount owing by February 24, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by February 24, 2026, the Landlord will owe interest. This will be simple interest calculated from February 25, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Fabio Quattrociocchi
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.