



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

**File Number:** LTB-T-061027-25

**In the matter of:** 304, 980 Wellington Street East  
Sault Ste. Marie ON P6A2N5

**Between:** Marlene McCoy Tenant

**And**

Fortress Property Management Group Inc. Landlord

Marlene McCoy (the 'Tenant') applied for an order determining that CPM 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.

This application was heard by videoconference on February 10, 2026. The Tenant, the Tenant's legal representative Jessica Fischer and the Landlord's agent Ed Hervias attended the hearing.

### **Determinations:**

1. On consent of the parties, the application is amended to remove CPM Properties as a Landlord / Responding Party to the application and to include Fortress Property Management Group Inc. as the sole Landlord.

### **On consent it is ordered that:**

1. The Landlord shall pay to the Tenant \$6,016.74 in compensation as follows:
  - a) \$2,442.19 on or before February 11, 2026.
  - b) \$3,574.55 by way of 100% rent abatement for the period of March 2026 to July 2026.
2. If the Landlord does not pay the Tenant the amounts ordered as per subparagraph 1 a) of this order, the Tenant is authorized to deduct this amount from the monthly rent owing for the period of August 2026 to December 2026.
3. The Landlord shall also inspect and/or ensure that the washer and dryer appliances are in a good state of repair and working order on or before February 10, 2026.
4. If the washer and dryer are not in a good state of repair / working order, the Landlord shall undertake to repair / replace these appliances forthwith.

5. The Landlord shall pay to the Tenant \$25.00 in compensation for each week that the washer / dryer is not operable or not repaired from February 10, 2026.

**February 12, 2026**  
**Date Issued**

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Fabio Quattrociocchi  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.