



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-060325-25

**In the matter of:** 299 SHERBROOKE ST  
PETERBOROUGH ON K9J2N7

**Between:** Rachel Ducker  
Daniel Ducker  
Tenants

**And**

Mounica Thanam  
Landlord

Rachel Ducker and Daniel Ducker (the 'Tenants') applied for an order determining that Mounica Thanam (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application)
- 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 (T6 Application).

An Adjudicative Case Conference was held by videoconference on February 10, 2026. The Tenants, their caseworker, L. Carrod, and the Landlord attended the hearing.

**On consent of the parties, it is ordered that:**

1. The Landlord shall pay to the Tenants, \$500.00 via etransfer on or before February 28, 2026.
2. If the Landlord does not pay the Tenants 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 issues with respect to the tenancy.

**February 18, 2026**  
**Date Issued**

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Jitewa Edu  
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.