



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-068389-25

In the matter of: 409, 145 QUEEN ST S
HAMILTON ON L8P4R2

Between: Jane Michael Tenant

And

Enterprise Reit Operating LP c/o Landlord
Q Residential

Jane Michael (the 'Tenant') applied for an order determining that Enterprise Reit Operating LP c/o Q Residential Q Residential (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 18, 2026.

The Tenant and the Landlord's legal representative, Eric Steiman, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The application is amended to reflect the current Landlord as Enterprise Reit Operating LP c/o Q Residential.
2. The Landlord shall correct the kitchen countertop so that it matches on or by April 30, 2026.
3. The Landlord waives all claims with respect to the bedroom door, bathroom door and closet door.
4. The Landlord shall pay the Tenant is \$700.00 for an abatement of rent on or by March 1, 2026 and this amount shall be credited to the rent due for March 2026.
5. This resolves all issues between the parties as of the hearing date.

February 20, 2026
Date Issued

Terri van Huisstede
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.