



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

File Number: LTB-T-043342-25

In the matter of: D, 371 BLAKE ST
BARRIE ON L4M1L1

Between: Ashleigh Anderson Tenant

And

371 Blake Inc Landlord

Ashleigh Anderson (the 'Tenant') applied for an order determining that *371 Blake Inc* (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 19, 2026.

The Tenant and the Landlord's Legal Representative, John Cramer, attended the ACC.

At the ACC, the parties consented to the following order. I am satisfied that the parties understood the consequences of their joint submission, and specifically that the Tenant understood that the tenancy will be terminated.

Agreed Facts:

1. The parties agree that this order resolves any and all issues and claims between the parties, regarding and in relation to the tenancy, up to February 19, 2026.
2. The parties agree that the tenancy between the Landlord and the Tenant shall be terminated as of June 30, 2026

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of June 30, 2026. Therefore, the Tenant shall vacate the rental unit on or before June 30, 2026.
2. The Landlord shall pay the Tenant the amount of \$15,000.00, on or before March 31, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

4. The Tenant shall not interfere with the Landlord's reasonable attempts to investigate maintenance issues within the rental unit.
5. The Tenant shall not interfere with the Landlord's obligation to provide and maintain the rental unit in a good state of repair and fit for habitation and responsibility to comply with health, safety, housing and maintenance standards.

February 23, 2026
Date Issued

Alexandre Traboulsi
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.