



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

File Number: LTB-T-057358-25

In the matter of: 2, 248 BRADFORD STREET
Barrie ON L4N3B6

Between: Amanda Lee Winger (Manfred Lee Winger) Tenant

And

Simon Kapteijn Landlord

Amanda Lee Winger (Manfred Lee Winger) (hereafter referred to as the 'Tenant') applied for an order determining that Simon Kapteijn (hereafter referred to as 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 attended the ACC.

At the ACC, the parties consented to the following order.

Agreed Facts:

1. The lawful rent is \$1,896.50. It is due on the first (1st) day of each month.

It is ordered on consent that:

1. The Landlord shall pay the Tenant the total amount of \$50.00.
2. The Tenant and the Landlord agree that the Tenant may recover this amount by deducting \$50.00 from the lawful rent owing for the rental period starting March 1, 2026, and ending March 31, 2026.

3. It is therefore understood between the Tenant and the Landlord, that the Tenant shall only be required to pay rent in the amount of \$1,846.50 for the rental period starting March 1, 2026, and ending March 31, 2026.

February 26, 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.