



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

File Number: LTB-T-073839-25

In the matter of: UNIT 7, 443 ALBERT
HAILEYBURY ON P0J1K0

Between: Julie-Anne Claudette Fortin Tenant

And

Davis Properties Landlord

Julie-Anne Claudette Fortin (the 'Tenant') applied for an order determining that Davis 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.

An Adjudicative Case Conference ('ACC') by videoconference on February 26, 2026.

The Tenant and the Landlord's agent, Cindy Marriott, attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$451.43 for reasonable costs the Tenant incurred to replace her couch.
2. The Landlord shall pay the Tenant the full amount owing by March 7, 2026.
3. The opening at the back of the kitchen cupboards shall be repaired on or before March 7, 2026.
4. The Landlord shall retain a pest control contractor to conduct an inspection of the unit for a mouse infestation. The Landlord shall thereafter follow the advice of their pest control contractor relative to necessary pest control treatments.
5. On or before March 7, 2026, the Landlord shall have the bathtub inspected for rust. The bathtub shall be repaired or replaced, as necessary, as soon as possible thereafter.

March 6, 2026
Date Issued

Mark Melchers

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.