



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-068209-25

In the matter of: 3, 1536 Kelly Lake Rd
SUDBURY ON P3E4M1

Between: Josay Brochu Tenant

And

CAROLYN ZHAO Landlord

Josay Brochu (the 'Tenant') applied for an order determining that CAROLYN ZHAO (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services (T2 Application); and
- 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).

This application was heard by videoconference on March 3, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. The Landlord shall paint the ceiling in the bathroom.
2. The Landlord shall paint two areas of the living room; one area under the window where the heater had been located, and the other, the area adjacent to the bathroom wall where there is visible plaster and has not been painted.
3. The Landlord shall complete the painting under paragraphs 1 and 2 on or before April 3, 2026.
4. This resolves the T2 and the T6 applications.

March 6, 2026

Date Issued

Paula West Oreskovich

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.