



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

File Number: LTB-T-072895-25

In the matter of: 2, 89 HEATHER CRES
LONDON ON N5W4L6

Between: Lori Autumn Ashe Tenant

And

The Estate of Thomas Hayes Landlord

Lori Autumn Ashe (the 'Tenant') applied for an order determining that the Estate of Thomas Hayes (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 March 5, 2026. The Tenant and the Landlord's agent Katherine Jones attended the hearing. Katherine Jones is the executor and estate trustee for the Estate of Thomas Hayes.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The repair issues raised in the Tenant's T6 application were repaired during the months of October and November 2025.

It is ordered on consent that:

1. Any further issues relating to roof leaks or water intrusion shall be reported to the Landlord by the Tenant, and the Landlord shall address any outstanding water intrusion issues by no later than May 31, 2026.
2. This order resolves all issues between the parties up to the date of the hearing.

March 11, 2026
Date Issued

Kyle McGraw
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.