



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

File Number: LTB-T-073731-25

In the matter of: UNIT C, 98 CHURCH ST
KITCHENER ON N2G2S2

Between: Ingrid Richards Tenant

And

Elizabeth Erin Lich-Tyler
Timothy Mark Welke Landlords

Ingrid Richards (the 'Tenant') applied for an order determining that Elizabeth Erin Lich-Tyler, Timothy Mark Welke and David Welke (the 'Landlords') failed to meet the Landlords' 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's legal representative Sarah Tarantino, the Tenant, and the Landlords' legal representative Guiseppe Rizzuto attended the hearing.

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 completion of the deck rebuild contained in paragraphs 2 and 3 below is not contingent on a use or occupancy permit being issued through municipal by-law or other relevant authority.
2. David Welke is removed from the application as a Landlord party.

It is ordered on consent that:

1. The Landlords shall waive rent for the month of April 2026.
2. The Landlords shall rebuild the deck attached to the Tenant's rental unit on or before July 15, 2026.

3. If the Landlords fail to rebuild the deck by July 15, 2026, then commencing on August 1, 2026, the Tenant shall be entitled to deduct \$100.00 from the lawful monthly rent each month until the deck is rebuilt.
4. The Landlords shall make all reasonable efforts and promptly take all necessary steps to seek any permits or approvals from the required authorities after the deck is built.
5. If the deck is built on or before July 15, 2026, this order resolves all issues between the parties in relation to the Tenant's application. If the Landlords fail to rebuild the deck by July 15, 2026, the Tenant may file a subsequent application to address any unresolved issues.

March 9, 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.