



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

File Number: LTB-T-091561-24

In the matter of: 703 GUINNESS WAY
LONDON ON N5X0C6

Between: Michelle Wilson Tenant

And

Quang-Tue Nguyen Landlord

Michelle Wilson (the 'Tenant') applied for an order determining that Quang-Tue Nguyen (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 Landlord's Legal Representative Frannie Simms and the Tenant attended the hearing.

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

It is agreed by the parties:

1. The Landlord 2702642 Ontario Ltd is removed from this Application.

It is ordered on consent that:

1. The Landlord shall credit the Tenant \$1972.50 in resolution of the Tenants Application. The Tenant may deduct \$1972.50 from the lawful monthly rent for April 1, 2026.
2. This resolves the Tenants Application between the parties up to March 5, 2026.

March 9, 2026
Date Issued

Reid Jackson

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.