



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-070560-24

In the matter of: 85, 1775 Polonia Park
Windsor ON N8Y4W2

Between: Sherri Ladouceur Tenant

And

Polish Canadian Centre Association of Windsor Polish Canadian Centre Association of Windsor
Crystal Leavy
Polish Canadian Centre Association of Windsor Polish Canadian Centre Association of Windsor
of Windsor Landlord

Sherri Ladouceur (the 'Tenant') applied for an order determining that Polish Canadian Centre Association of Windsor Polish Canadian Centre Association of Windsor, Crystal Leavy and Polish Canadian Centre Association of Windsor Polish Canadian Centre Association of Windsor (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.
- 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 10, 2026.

The Landlord's Agent, Kristal Levy, the Landlord's Legal Representative, Cameron Parrott and the Tenant's Legal Representative, Catherine Hotton attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$1,250.00. This amount represents:

- \$1,202.00 for a rent abatement.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by March 20, 2026.
 3. If the Landlord does not pay the Tenant the full amount owing by March 20, 2026, the Landlord will owe interest. This will be simple interest calculated from March 21, 2026 at 4.00% annually on the balance outstanding.
 4. The Landlord shall repair or replace the toilet on or before March 31, 2026.
 5. The Landlord shall repair or replace the refrigerator on or before March 31, 2026.
 6. The Landlord shall hire a contractor to assess and perform any necessary repairs to the dining room window on or before March 31, 2026.

March 13, 2026

Date Issued

Christopher Lin

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.