



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

File Number: LTB-T-077498-25

In the matter of: 916 DYNES RD
OTTAWA ON K2C0G8

Between: James Frazier Vaughan
Sayyed Saif Ur Rehman Shah
Teddy Niyongabo
Giancarlo Miuccio Tenants

And

Matt Richling Landlord

James Frazier Vaughan, Sayyed Saif Ur Rehman Shah, Teddy Niyongabo and Giancarlo Miuccio (the 'Tenants') applied for an order determining that Matt Richling (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.

An Adjudicative Case Conference (ACC) was held by videoconference on March 11, 2026.

The Tenants and the Landlord attended the ACC.

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

At the ACC the parties agreed:

1. The Tenants provided the Landlord with lawful notice to terminate the tenancy. The termination date is April 30, 2026. The Tenants have agreed to vacate by that date.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$1,200.00.
2. The Landlord shall pay the amount set out in paragraph 1 by applying a credit to the Tenants' rent ledger by no later than March 12, 2026.
3. The Landlord shall provide the Tenants with a copy of the rent ledger following application of the credit.

4. The Tenants shall make best efforts to keep the unit tidy for showings to prospective new tenants by completing the following:

- Removing dishes and food items from the kitchen sink and countertop and by wiping the kitchen sink and countertops.
- Properly dispose of all household garbage.
- Removing any personal items such as clothing from the floors in the bedrooms.
- Sweep all floors in the rental unit (including bedrooms) and spot clean any spills and/or dirt/debris.
- Organize personal grooming items in the bathroom in a neat and orderly fashion and wipe the countertop and sink.

March 19, 2026
Date Issued

Melissa Anjema
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.