



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

File Number: LTB-T-000282-25

In the matter of: 531 OAKWOOD RD
POWASSAN ON P0H1Z0

Between: Brian William Reynolds
Ashley Reynolds Tenants

And

Mike Nelson Landlord

Brian William Reynolds and Ashley Reynolds (the 'Tenants') applied for an order determining that Mike Nelson (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 12, 2026.

The Landlord and the Tenants attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$6,000.00 on or before June 15, 2026.
2. If the Landlord does not pay the Tenants the full amount owing by June 15, 2026, the Landlord will owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

March 16, 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.