



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-053963-25

In the matter of: 1442 Pillette Road
Windsor ON N8Y 3B9

Between: Chiamaka Marie Valerie Madu-Ohanu Tenant

And

Kristina Koch Landlord
Mark Bluvshstein

Chiamaka Marie Valerie Madu-Ohanu (the 'Tenant') applied for an order determining that Kristina Koch and Mark Bluvshstein (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 was held by videoconference on February 3, 2026.

The Tenant and the Landlord's legal representative, Kira Passell, attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$1,650.00 on or before February 15, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before February 15, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 16, 2026, at 4.00% annually on the balance outstanding.

March 17, 2026
Date Issued

Colin Elsby
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.