



Order under Section 30
Residential Tenancies Act, 2006

File Number: LTB-T-013401-26

In the matter of: 8, 196 James Street
Ottawa, ON, K1R5M7

Between: Henry James Hooke-Wood Tenant

and

Sleepwell Property Management Landlord

- [1] Henry James Hooke-Wood (the 'Tenant') applied for an order determining that Sleepwell Property Management (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.
- [2] On March 17, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Nick Vescio. The Landlord's representative, Anne Skelly and the Tenant participated by phone.
- [3] The parties agreed to resolve all the issues in the application and further agreed to the Landlord and Tenant Board issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Landlord consents to the \$800 requested abatement in the application. This amount will be deducted off of the monthly rental payment for the month of April 2026.
2. This Order shall resolve all Tenant related issues on a Full and Final basis up to today's date being March 17, 2026.

March 23, 2026
Date Issued

Nick Vescio
Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.