



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

File Number: LTB-T-013816-25

In the matter of: 304, 598 FENNELL AVE E
HAMILTON ON L8V1T1

Between: Chelsea Lorraine Desroches Tenant

And

Megna Property Management Landlord

Chelsea Lorraine Desroches (the 'Tenant') applied for an order determining that Megna 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.

This application was heard by videoconference on March 17, 2026.

The Tenant and the Landlord's Agent, Paul Megna attended the hearing.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated effective March 31, 2025.
2. On or before March 31, 2026, the Landlord shall pay to the Tenant the full amount of \$500.00.
3. This order resolves all issues pertaining to the residential tenancy.
4. If the Landlord does not pay the Tenant the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 25, 2026
Date Issued

Ilan Shingait

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.