



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

File Number: LTB-T-086121-25

In the matter of: B, 27 Platt Vet
Schumacher ON P0N1G0

Between: Lori Louise Allen Tenant

And

2156558 Ontario Inc Landlord

Lori Louise Allen (the 'Tenant') applied for an order determining that 2156558 Ontario Inc (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 came before me for an adjudicative case conference in videoconference 144 on March 17, 2026.

The Tenant and the Landlord's agent Sabi Ahsan attended the case conference.

At the case conference, the parties advised they had resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. Within two weeks of the date of this order, the Landlord shall investigate the following disrepair issues and resolve them:
 - (a) The hole in the ceiling of the spare bedroom;
 - (b) Bleed and service the radiators;
 - (c) Restore the stairs to the basement such that they are safe;
 - (d) The sink and the bathtub drains;
 - (e) The drafty windows, except that if the Landlord determines the windows must be replaced, the Landlord shall have 3 months of the date of this order to complete the replacement.
2. The Landlord and/or his repair technicians shall give the Tenant written notice of entry setting out the purpose for the entry at least 24 hours in advance to the Tenant's email weezie1020@hotmail.com.

3. The Tenant shall not deny access or otherwise impede the Landlord in carrying out the work described in this order.
4. On or before April 22, 2026, the Landlord shall pay the Tenant \$48.00 representing the application filing fee.
5. This order resolves all issues raised in the application.

March 23, 2026

Date Issued

Nersi Makki

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.