



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

File Number: LTB-T-005056-25

In the matter of: 520 BRAYDON AVE
OTTAWA ON K1G0W8

Between: Xiaonan Li
Zoe Zhao Tenants

And

Jennifer Vethamuthu
Marcan Pawlak Landlords

Xiaonan Li and Zoe Zhao (the 'Tenants') applied for an order determining that Jennifer Vethamuthu and Marcan Pawlak (the 'Landlords') failed to meet the Landlords' 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 ('ACC') was held by videoconference on March 16, 2026.

The Landlords and the Tenants attended the ACC.

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

It is ordered on consent that:

1. The Landlords shall pay the Tenants \$600.00.
2. The Landlords shall pay the full amount set out in paragraph 1 of this order immediately by applying a credit in the full amount set out at paragraph 1 to the Tenants' rental ledger for their current rental unit (13 Pixley Private, Ottawa, ON K1G 4C3).

March 25, 2026
Date Issued

Mark Melchers
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.