



**Amended Order
Order under Section 30
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-T-004705-25-AM

In the matter of: 402, 120 Carruthers Ave.
Ottawa, ON K1Y 1N5

Between: Devonte Jones Tenant

And

CLV Group Landlord

Devonte Jones (the 'Tenant') applied for an order determining that CLV Group (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 12, 2026.

The Tenant and the Landlord's Representative, Daniel Abraham, attended the hearing.

At the hearing, the parties came to an agreement to resolve the Tenant's application on consent. I am satisfied that the parties consented to the following order with a full understanding of the consequences of doing so.

This amended order is issued to correct clerical errors in the order issued on March 18, 2026.

It is ordered on consent that:

1. Within 10 days of the date of this order, the Landlord shall attend the rental unit to inspect and repair the following elements of the rental unit:
 - The bathroom sink, and;
 - A broken shelf in the refrigerator.
2. On or before March 26, 2026, the Landlord shall arrange to have maintenance staff and pest control technicians to attend the rental unit together to inspect the rental unit and identify any pest issues within the rental unit.

3. During the March 26, 2026, inspection, the Landlord shall direct pest control technicians to assess whether an appliance flush treatment is possible within the rental unit and, if so, shall schedule the appliance flush as soon as it is practical to do so.
4. On or before April 9, 2026, the Landlord shall direct their maintenance staff and pest control technicians to take any necessary steps to address any pest issues identified during the March 26, 2026, attendance at the rental unit.
5. At the hearing, the parties informed the Board that a pest treatment is currently scheduled for March 31, 2026. This treatment shall proceed as scheduled.
6. The Landlord shall schedule pest control technicians to attend the rental unit for three additional follow-up **appointments for treatment inspections** after the March 31, 2026, treatment to ensure that any pest control treatments have successfully remediated the pest issues in the rental unit.

March 18, 2026

Date Issued

Jeremy Henderson

Member, Landlord and Tenant Board

March 23, 2026

Date Amended

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.