



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

**File Number:** LTB-T-069914-25

**In the matter of:** 5, 552 Waterloo St  
London ON N6B2P9

**Between:** Stephanie Schalk Tenant  
Kyle Boyne

**And**

Neera Anand Landlord

Stephanie Schalk and Kyle Boyne (the 'Tenant') applied for an order determining that Neera Anand (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.

An Adjudicative Case Conference was held by videoconference on March 23, 2026.

The Tenant attended the conference. The Landlord was represented by Susana Pereira.

At the conference the parties consented to the following order:

**It is ordered that:**

1. The Landlord shall complete the necessary work in accordance with Order to Comply issued by the City of London issued November 25, 2025. The Landlord shall complete the complete the work in a timely manner upon being granted a permit to begin the work.
2. If the Landlord does not complete the work in a timely manner the Tenant may bring another application to the Board and seek further remedies.
3. The Landlord shall also pay the Tenant \$1,420.71. This amount represents:
  - \$840.71 for a rent abatement for the period ending March 23, 2026.
  - \$532.00 for the reasonable out-of-pocket expenses that the Tenant has incurred
  - \$48.00 for the cost of filing the application
4. The Landlord shall pay the Tenant the full amount owing by March 31, 2026.

5. If the Landlord does not pay the Tenant the full amount owing by March 31, 2026, the Tenant may recover this amount by deducting the amount from the rent owing for the month of April 2026.
6. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

**March 24, 2026**  
**Date Issued**

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Bryan Delorenzi  
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.