



Order under Section 30 and 87 Residential Tenancies Act, 2006

File Number: LTB-T-024530-25 and LTB-L-016407-26

In the matter of: 132 MCKNIGHT AVE
WATERDOWN ON L8B0T7

Between: Alexandra Jane Baker Tenants
Ashley Baker

And

Satwinder Singh Landlord

LTB-T-024530-25

Alexandra Jane Baker and Ashley Baker (the 'Tenants') applied for an order determining that Satwinder Singh (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.

and

LTB-L-016407-26

Satwinder Singh and Baljit Kaur (the 'Landlord') applied for an order requiring Alexandra Baker and Ashley Baker (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

An Adjudicative Case Conference ("ACC") was held by videoconference on March 25, 2026.

The Landlord, the Landlord's Representative, Francisco Gomez, the Tenant, Ashley Baker, and the Tenant Supports, Michael Baker and Alison Decosemo, attended the ACC.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Tenants' application shall be amended to add Ashley Baker as a Tenant to the application.

2. The terms contained in this agreement are a full and final settlement of both the Landlord's L10 application, LTB-L-016407-26, and the Tenants' T6 application, LTB-T-024530-25.
3. The parties agree that the Tenants owe rent arrears for the period of January 1, 2025, through May 31, 2025, in the amount of \$21,936.00, inclusive of the Landlord's filing fee.
4. The parties agree that the Landlord shall pay the Tenants a rent abatement of \$13,000.00 in full satisfaction of the Tenants claims.
5. The Tenants may pay the amount owing to the Landlord via e-transfer to the Landlord's email, satwindersingh22@gmail.com or by certified cheque sent to the Landlord at 86 Timber Creek Cres, Fonthill, ON L0S1E4.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$21,936.00, which represents rent and compensation owing up to May 31, 2025, inclusive of fees.
2. The Landlord shall pay to the Tenants a rent abatement of \$13,000.00 in full satisfaction of the Tenants' T6 application claims.
3. The amounts owing pursuant to paragraph 1 and 2 of this order are set off against each other, therefore, the Tenants shall pay to the Landlord a total of \$8,936.00.
4. The Tenants shall pay the Landlord the full amount owing on or before April 13, 2026.
5. If the Tenants do not pay the Landlord the full amount owing on or before April 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 14, 2026, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Nicole Pedron
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.