



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

File Number: LTB-T-088101-25

In the matter of: 4, 326 SAGUENAY AVE
OSHAWA ON L1J2N1

Between: Amanda French Tenant

And

Radar Property Management Inc. Landlord

Amanda French (the 'Tenant') applied for an order determining that Radar Property Management 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 was heard by videoconference on March 31, 2026.

The Landlord's Representative Bruce Parsons, the Landlord's Agent Christine Blanco, the Tenant's Representative Rachel Sproul and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$4,000.00 by e-transfer, on or before 5:00 pm on April 2, 2026.
2. The Landlord shall complete the following in the Tenant's unit:
 - Mold remediation throughout the unit
 - Repair the broken window pain
 - Repair the light fixtures in the dining room and hallway
 - Repair the kitchen faucet
 - Replace the kitchen countertop, cupboards, fridge and stove
 - Replace the flooring throughout the unit
 - Vapour barrier, drywall, paint and trim
 - New fixtures, framing and walls in the bathroom
 - New doors on all rooms and closets

3. The Landlord shall provide a copy of the mold remediation report to the Tenant.
4. The Landlord shall have all the above listed in paragraph 2 completed and allow the Tenant to return to her unit no later than May 31, 2026.
5. If the Landlord does not provide possession of the unit to the Tenant on or before May 31, 2026, the Landlord shall compensate the Tenant by waiving 2 months rent.

April 7, 2026
Date Issued

Brenda Mercer
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.