



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

File Number: LTB-T-072769-25

In the matter of: 1110, 100 White Oaks Court
Oshawa ON L1P1B7

Between: Brendon John Kimble Tenant

And

Capreit Limited Partnership Landlord

Brendon John Kimble (the 'Tenant') applied for an order determining that Capreit Limited Partnership (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 26, 2026.

The Tenant, the Landlord's legal representative Geoff Paine, and the Landlord's agent Dushy Anantharajan attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties understood the consequences of consenting to the order below and gave full and informed consent.

It is ordered on consent that:

1. The Tenant agrees to remove the pond installed in the rental unit within 45 days of the hearing date.
2. Upon confirming the Tenant's compliance with paragraph 1 above, the Landlord agrees to repair the walls in the two bedrooms of the rental unit as needed.
3. The Landlord shall replace all windows in the rental unit.
4. The Landlord shall clean and repair the bathroom ceiling in the rental unit as required.
5. The Landlord shall inspect and repair the exhaust fan in the bathroom of the rental unit as required.
6. The Landlord shall inspect and repair or replace the kitchen cabinetry in the rental unit as required.

7. This order fully resolves the Tenant's application.

April 1, 2026
Date Issued

Jeremy Henderson
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.