



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

File Number: LTB-T-010871-26

In the matter of: 108, 735 LASALLE BLVD
SUDBURY ON P3A3B3

Between: Kassandra Hope
Khalil Roelcke
Tenants

And

Panoramic Properties INC
Butera Property Holdings Inc.
Landlords

Kassandra Hope (the 'Tenant') applied for an order determining that Panoramic Properties 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 25, 2026.

The Landlord's Legal Representative, Jennifer Ricci, the Landlord's Agent, Lauren Mogridge, and the Tenant attended the hearing.

At the hearing the parties agreed to the following:

1. On consent of the parties, Khalil Roelcke was added as a Tenant.
2. On consent of the parties, Butera Property Holdings Inc. was added as a Landlord. It is understood that Panoramic Properties INC is an affiliate of Butera Property Holdings Inc.
3. The parties mutually agreed to resolve all matters at issue in the application and reach a settlement on a full and final basis. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Landlords will pay to the Tenants \$291.52 within 14 days of receipt of the Order.
2. If the Landlords do not pay the Tenants the full amount owing by April 27, 2026, the Landlord will owe interest. This will be simple interest calculated from April 28, 2026, at 4.00% annually on the balance outstanding.

3. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 13, 2026
Date Issued

Farzana Kanji
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.