



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

**File Number:** LTB-T-076848-25

**In the matter of:** 2, 431 BALLIOL ST  
TORONTO ON M4S1E1

**Between:** Giselle Grant Tenant

**And**

Joe Isgro Landlord

Giselle Grant (the 'Tenant') applied for an order determining that Joe Isgro (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 April 2, 2026.

The Landlord and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Landlord shall repaint the bathroom with moisture resistant paint.
2. The bathroom vanity tap is leaking; the Landlord shall install a new washer to repair the leak.
3. The Landlord shall install an additional electrical outlet for the use of a small fan in the bathroom of the rental unit. Specifically, the outlet will be a light bulb attachment that will provide electricity to the fan.
4. The Landlord shall provide a fan to be placed in the bathroom to ensure adequate ventilation and air circulation.
5. The Landlord shall secure the toilet to the floor by tightening the bolts to ensure the toilet is stable.
6. The Landlord shall reattach the cupboard door under the sink.
7. The Landlord shall complete any "non-Bathfitter" repairs by May 31, 2026.

8. If the Landlord fails to complete the above-noted repairs by May 31, 2026, the Tenant may file a subsequent application to address any repairs not completed.
9. The bathtub will be inspected by the company that performed the installation ("Bathfitter"), on April 15, 2026, to determine a resolution to water intrusion behind the bathtub liner.
10. The Landlord shall forthwith and as soon as practical, implement any repairs recommended by Bathfitter to address issues with water intrusion in the bathtub liner.
11. The Landlord shall repair the wood window sill and wood window frame in the bathroom using the company "Bathfitter".
12. The Landlord shall undertake Bathfitter repairs at the earliest opportunity and take the earliest possible appointment date.
13. The Landlord shall regrout any deteriorated or missing grout in the bathroom tile wall.
14. The Landlord shall recaulk the three sides of the bathtub.

**April 9, 2026**  
**Date Issued**

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Kyle McGraw  
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.