



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

File Number: LTB-T-077777-25

In the matter of: 65 Kingston Crt
Sudbury ON P0M1M0

Between: David James Kennedy Tenant
April Scott

And

Sivetha Sivanathan
Landlord

David James Kennedy and April Scott (the 'Tenant') applied for an order determining that Sivetha Sivanathan (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 7, 2026.

The Landlord's Legal Representative, Mohan Subramaniam, the Landlord, and the Tenant, Carmen Jade Therese Roussell, attended the Adjudicative Case Conference.

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.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenants is \$2,892.50.
2. The Tenants shall recover this amount by deducting \$2,892.50 from the monthly rent for the month of May 2026.
3. This Order resolves all issues between the parties arising out of the tenancy to the date of the Adjudicative Case Conference.

April 9, 2026
Date Issued

Vinuri Sivalingam
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.