



Order under Section 30 & 31 Residential Tenancies Act, 2006

Citation: Caouette v 76 Dalhousie Limited Partnership, 2026 ONLTB 30068

Date: 2026-04-15

File Number: LTB-T-080565-25-LTB-T-080615-25

In the matter of: 304, 78 DALHOUSIE ST
BRANTFORD ON N3T2J2

Between: Brian Caouette Tenant

And

76 Dalhousie Limited Partnership Landlord

Brian Caouette (the 'Tenant') applied for an order determining that 76 Dalhousie 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.

Further, the Tenant applied for an order determining that the Landlord substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This Adjudicative Case Conference was heard by videoconference on April 7, 2026.

The Landlord's agent Dave Malcolm, the Landlord's Legal Representative Christine Stewart and the Tenant attended the hearing.

At the hearing, the parties agreed to the following consent.

It is ordered that:

1. The Landlord shall pay to the Tenant \$1,345.54 on or before April 30, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
3. This consent agreement resolves all issues concerning the tenancy up to the date of this order.

April 15, 2026
Date Issued

Jagger Benham
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.