



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-048053-24

In the matter of: 117, 2520 BARTON STREET EAST
HAMILTON ON L8E 3R5

Between: GURKIRAT SINGH Tenant

And

PAT&DIA LTD Landlord

GURKIRAT SINGH (the 'Tenant') applied for an order determining that PAT&DIA LTD (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 scheduled to be heard by videoconference on April 14, 2026. Agent of the Landlord, Giselle Bano, the Landlord's Legal Representative, James Moak, and the Tenant's Legal Representative, G. Grewal, attended.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord shall pay an abatement to the Tenant in the all-inclusive amount of \$1 250.00. This amount shall be applied to the May 2026 monthly rent;
2. The Landlord shall inspect the rental unit within thirty (30) days of the issuance date of this Order;
3. This Order settles all matters arising from this tenancy to date and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

April 21, 2026
Date Issued

Susan Parsons
Hearings Officer, Landlord and Tenant Board