



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

File Number: LTB-T-049631-25

In the matter of: 383 Main Street E
Milton ON L9T8K8

Between: Jason Templeton Tenant

And

Adrienne C Gill (nee Leblanc) Landlord

Jason Templeton (the 'Tenant') applied for an order determining that Adrienne C Gill, (nee Leblanc), (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 15, 2026.

The Landlord, the Landlord's Legal Representative Richard Lammers, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

Acknowledgement:

1. The Landlord acknowledges an outstanding issue with the A/C system.

It is ordered on consent that:

1. The Landlord shall repair the A/C system on or before May 6, 2026.
2. If the Landlord fails to abide by the terms in paragraph 1, the Tenant may file a request to reopen the application within 30 days of the breach.

April 20, 2026
Date Issued

Diane Wade
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.