



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

File Number: LTB-T-042940-25

In the matter of: 98, 4552 Portage Road
Niagara Falls ON L2E0B8

Between: Mirna Gengo Tenant

And

Thao Thai Nguyen Landlord

Mirna Gengo (the 'Tenant') applied for an order determining that Thao Thai Nguyen (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 and the Tenant attended the hearing.

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

Acknowledgement:

1. The Landlord acknowledges delay in addressing the main-door lock issue at the beginning of the tenancy.
2. The Landlord intends on paying the Tenant via e-transfer by end of day April 15, 2026.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$520.00 on or before April 28, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before April 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 29, 2026, at the post-judgment interest rate determined under subsection 207(7) of the Act.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding.

4. This is in full and final resolution of the Tenant's T6 application to the date of the hearing.

April 17, 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.