



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

File Number: LTB-T-043359-25

In the matter of: 1, 9645 HIGHWAY 15 N
SMITHS FALLS ON K7A0K3

Between: Stephanie D'Amour Tenants
Curtis Smith-Menges

And

First Franktown Services Inc. (Alain) Landlords
Nimenya
Abe Wall

Stephanie D'Amour and Curtis Smith-Menges (the 'Tenant') applied for an order determining that First Franktown Services Inc. (Alain) Nimenya and Abe Wall (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This Adjudicative Case Conference was heard by videoconference on April 15, 2026.

The Landlord Abe Wall, the Landlord's Legal Representatives Dong Liu and Nin Shallal and the Tenant attended the hearing.

At the case conference, the parties consented to the following order:

It is ordered that:

1. The parties agree that the Landlord shall credit the Tenant the entirety of the lawful, monthly rent for May 2026 (\$1,750.00) and further agrees to credit the Tenant \$100.00 towards the lawful, monthly rent for June 2026.
2. This consent resolves all issues concerning this application.

April 24, 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.