



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-056942-25

In the matter of: 113 NORTHGATE DR
WELLAND ON L3C5Y3

Between: Ryan Tunbridge Tenant

And

Patricia Forte Landlords
John Forte

Ryan Tunbridge (the 'Tenant') applied for an order determining that Patricia Forte and John Forte (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 application was heard by videoconference on April 23, 2026. The Landlords and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The Landlords shall pay the Tenant \$437.50 as a rent abatement on or by April 24, 2026.
2. If the Landlords do not pay the Tenant the full amount owing by April 24, 2026, the Landlords will owe interest. This will be simple interest calculated April 25, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all issues in the application and the tenancy as of April 23, 2026.

April 27, 2026
Date Issued

Terri van Huisstede
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.