



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

File Number: LTB-T-017838-25

In the matter of: 313, 609 DAVENPORT RD
WATERLOO ON N2L6H9

Between: Lorraine Rutledge
John Albert Taylor Tenants

And

Avila Investments Ltd Avila Investments Ltd
Briarlane Rental Property Management Inc Landlords
Briarlane Rental Property Management Inc

Lorraine Rutledge and John Albert Taylor (the 'Tenants') applied for an order determining that Avila Investments Ltd Avila Investments Ltd and Briarlane Rental Property Management Inc Briarlane Rental Property Management Inc (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 March 31, 2026.

The Tenant Lorraine Rutledge and the Landlords' Legal Representative Laura Groshok attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Landlords shall pay to the Tenants \$200.00 in the form of an abatement of rent for the rental period of April 2026.

May 14, 2026
Date Issued

Kyle Anderson
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.