



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-101937-25

File Number: LTB-T-027453-26

In the matter of: Unit A, 174 Albert St
Strathroy ON N7G1V8

Between: Yvonne Wegner Tenant

And

Murray Kettlewell Landlord

Yvonne Wegner (the 'Tenant') applied for an order determining that Murray Kettlewell (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.

The Tenant also filed a T2 application about tenant's rights.

An Adjudicative Case Conference (ACC) was held by videoconference on May 6, 2026.

The Tenant, the Landlord and the Landlord's legal representative Susana Pereira attended the ACC.

The Tenant declined to speak with Tenant Duty Counsel.

At the ACC, the parties agreed to a global resolution for the Tenant's applications and consented to the following order. I was satisfied the parties understood the terms of the mutual consent and the timing of order issuance.

It is agreed that:

1. The application is amended to correct the address of the rental unit.
2. This order reflects a global resolution including the Tenant's recent application LTB-T-027453-26 filed on April 29, 2026.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant, \$1,355.00, by electronic transfer, on or before May 7, 2026.

2. If the Landlord does not pay the Tenant the full amount owing on or before May 7, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 8, 2026 at 4.00% annually on the balance outstanding.
3. Pursuant to the agreement of the parties, this resolves the applications subject to this order.

May 14, 2026
Date Issued

Dana Wren

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.