



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

File Number: LTB-T-073168-25

In the matter of: 119 BRIARWOOD CRES
HAMILTON ON L9C4C5

Between: Carrie Lynn Knecht Tenant

And

SHEILA GOODBRAND Landlord

Carrie Lynn Knecht (the 'Tenant') applied for an order determining that SHEILA GOODBRAND (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 May 13, 2026.

The Landlord and the Tenant attended the hearing. The Tenant was supported by Amiel Satvedi.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of all issues in this tenancy.
2. The tenancy between the Landlord and Tenant was terminated as of November 30, 2025.
3. The Landlord shall pay \$1,935.00 to the Tenant on or before May 31, 2026 via e-transfer to the email address provided during the hearing being, amielsatvedi@gmail.com.
4. If the Landlord does not pay the Tenant the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Lisa Del Vecchio
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.