



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

File Number: LTB-T-079744-25

In the matter of: 4, 40 Kincardine St W
Alexandria ON K0C1A0

Between: Kristina O'Flaherty Tenants
Paul O'Flaherty

And

Delano Finnegan Landlord

Kristina O'Flaherty and Paul O'Flaherty (the 'Tenants') applied for an order determining that Delano Finnegan (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's Legal Representative, D. Moak, the Landlord's Agent, K. Sauve, and the Tenants attended the hearing.

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 to date.
2. Isabelle Wilson is removed as a party in the application as they are a minor child.
3. The Landlord shall pay \$450.00 to the Tenants. This amount will be deducted from the lawful rent owing for June 2026. The Tenants' rent balance owing for June 2026 is therefore \$581.00.

4. The Landlord agrees to inspect the rental unit on or before May 22, 2026 and make any necessary repairs/replacements to the following:
- a) Tile grout throughout the unit;
 - b) Bathroom ceiling; and
 - c) Bathroom exhaust.

May 19, 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.