



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-T-041912-25-RV

In the matter of: 406, 96 ROSS STREET
BARRIE ON L4N1G3

Between: Kelly Levy Tenant

And

96 Ross St Inc. Landlord

Review Order

Kelly Levy (the 'Tenant') applied for an order determining that 96 Ross St Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 applied for a reduction of the rent charged for the rental unit due to a discontinued or reduced service or facility included in the rent.

The application was resolved by order LTB-T-041912-25 issued on January 12, 2026.

On February 6, 2026 the Tenant requested a review of the order.

On February 10, 2026 interim order LTB-T-041912-25-RV-IN was issued, directing the request to review to a hearing.

The request to review was heard on March 12, 2026 and granted by interim review order LTB-T-041912-25-RV-IN2 issued on March 23, 2026. The March 23, 2026 interim review order directed that the Tenant's application be heard *de novo*.

This application was heard *de novo* by videoconference on May 13, 2026.

The Landlord's legal representative, Joey Kay, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

It is ordered on consent that:

1. The residents of the residential complex are presently displaced due to a fire. The date on which the Tenant will be able to reoccupy the rental unit has not yet been determined.
2. The Landlord shall pay the Tenant \$100.00 as a credit on the Tenant's rental ledger. The Tenant may therefore reduce her next rent payment by this amount once she re-occupies the rental unit.
3. As of the date the Tenant re-occupies the rental unit, the Landlord shall ensure that the garbage chute is fully functional.

May 20, 2026
Date Issued

Mark Melchers
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.