



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-026395-25

In the matter of: 104 SIXTH ST W
CORNWALL ON K6J2W4

Between: Thomas Cloutier Tenant

And

Rpm Property Management
Michel Desjardins Landlord
Phillippe Desjardins

Thomas Cloutier (the 'Tenant') applied for an order determining that Rpm Property Management, Michel Desjardins, and Phillippe Desjardins (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 14, 2026.

The Tenant, Landlord's agent Cheryl MacDonald, and Landlord Phillippe Desjardins attended the hearing. At the hearing, the parties consented to the following order. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The application shall be amended to add Phillipe Desjardins as a Landlord.
2. Within a reasonable time, the Landlord shall inspect the rental unit regarding the water leakage described in the T6 Application. If required, the Landlord shall conduct the necessary repairs to ensure water is not entering into the rental unit.

May 15, 2026
Date Issued

Brett Lockwood
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.