



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

File Number: LTB-T-083571-25

In the matter of: 304, 6479 MONTROSE ROAD
NIAGARA FALLS ON L2H1M1

Between: Tamanna Sharma Tenant

And

2372198 Ontario Inc. Landlord

Tamanna Sharma (the 'Tenant') applied for an order determining that 2372198 Ontario Inc. (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 Landlord's legal representative Jennifer Ricci, the Landlord's agent Lauren Mogridge, and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Landlord party listed in the T6 application is amended to 2372198 Ontario Inc.
2. The Tenant's application alleges a breach of the Landlord's maintenance obligation in relation to a glass shower door/partition. The Landlord's position is that the damage was caused wilfully or negligently by the Tenant.
3. The parties agreed that this order will resolve the Tenant's T6 application, and the potential future application by the Landlord in relation to the shower door/partition.

It is ordered that:

1. The Tenant's application is dismissed.
2. The Tenant shall pay to the Landlord \$800.00 in relation to the glass shower door/partition, as follows:

- a. Commencing June 1, 2026, and on or before the first day of each month thereafter for 11 months, up to and including April 1, 2027, the Tenant shall pay to the Landlord \$66.66.
 - b. The Tenant's final payment of \$66.74 is due on or before May 1, 2027.
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any payments owed to the Landlord shall become immediately due and owing and the Tenant will owe interest. This will be simple interest calculated from the date following default, at 4.00% annually on the balance outstanding.
4. This order resolves all issues between the parties in relation to the Tenant's T6 application, the Landlord's future claim for compensation for damage, or any other cause of action arising for either party in relation to the glass shower door/partition.
5. As a result of this order, the Landlord shall not make claim or file any application in relation to the glass shower door/partition.

May 19, 2026
Date Issued

Kyle McGraw
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.