



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

File Number: LTB-T-057864-25

In the matter of: Apt 107, 222 ST CLAIR ST
CHATHAM ON N7L3J7

Between: Nathalie Sint
Justin Gignac Tenants

And

Christa Beres
Foundations Capital Landlords

Nathalie Sint and Justin Gignac (the 'Tenants') applied for an order determining that Christa Beres and Foundations Capital (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application came before the Board for an Adjudicative Case Conference ('ACC'), which was heard by videoconference on May 11, 2026. The Tenants and the Landlord's Legal Representative, Lisa Barder, attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The Tenants' application is withdrawn.
2. The Landlords shall waive all arrears of rent and interest owing as a result of the order under LTB-L-033523-25.
3. This resolves all matters arising from the tenancy.

May 19, 2026
Date Issued

Curtis Smith
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.