



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-086854-25

In the matter of: 1580 Beaverdale Road
Cambridge Ontario N3C2V3

Between: Cody Noble Tenant

And

16483879 Canada Inc. Landlord

Cody Noble (the 'Tenant') applied for an order determining that 16483879 Canada 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 20, 2026. The Tenant and the Landlord's Agent, Emmanuel Poju, attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$3,000.00 in satisfaction of this application. The Tenant may deduct \$500.00 from the rent due and owing for a six-month period commencing June 1, 2026 through November 1, 2026.
2. The Landlord shall undertake the following repairs/remediation:
 - Ensure the electrical switches operate as intended in the shed;
 - Ensure that there are no leaks of any kind resulting in water coming through the pot light fixtures in the ensuite washroom;
 - Ensure the sunroof in the "back room" of the house does not permit rainwater into the rental unit and functions as it is intended; and,
 - Remediate any mold or water-related issues in the basement of the rental unit such that signs of mold or fungus are eliminated and the area is safe and habitable.
3. The Tenant is entitled to a 5% rent abatement until all of the repairs are completed commencing June 1, 2026.
4. The Landlord shall not raise the lawful monthly rent prior to March 1, 2027.

May 26, 2026
Date Issued

Jane Dean

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.