



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

File Number: LTB-T-085923-25

In the matter of: 403, 1680 WALKLEY RD
OTTAWA ON K1V8V3

Between: Anna Halchuk Tenant

And

Ottawa Community Housing Corp. Landlord

Anna Halchuk (the 'Tenant') applied for an order determining that Ottawa Community Housing Corp. (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 Laura Clark and the Tenant attended the hearing. The Tenant was supported at the hearing by Pierre Arseneault.

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 Tenant filed an amended application naming 5 additional Tenants. The parties agreed that the application would reflect only Anna Halchuk as the named Tenant party to the application.

It is ordered on consent that:

1. On or before June 30, 2026, the Landlord shall repair or recalibrate the accessible door to the laundry room to address timing issues and ensure adequate time is given before the door closes to facilitate accessibility.
2. On or before June 30, 2026, the Landlord shall repair or recalibrate the automatic locking system that permits entry to the laundry room to ensure that the automatic locking mechanism enforces the permissible laundry room hours of use.

3. On or before June 30, 2026, the Landlord shall undertake a review of the requirements of the cleaning contract with their cleaning serve and shall conduct an onsite visit with the cleaners to ensure clear expectations and performance of duties.
4. The Landlord shall, at the earliest opportunity, make all reasonable efforts to meet with the City waste inspection to explore options for relocation of the garbage bins and waste receptacles.
5. The Landlord shall, at the earliest opportunity, make all reasonable efforts to explore the technical requirements and funding options related to accessible doors and accessible door hardware.
6. This order resolves all issues contained in the Tenant's T2 application.

June 2, 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.