



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

**File Number:** LTB-T-100723-24

**In the matter of:** 11 Victoria Ave #1  
Lindsay ON K9V4E6

**Between:** Deborah Graham Tenant

**And**

Despina Kirk Landlord

Deborah Graham (the 'Tenant') applied for an order determining that Despina Kirk (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 27, 2026.

The Landlord's agent Shamblid Malhi and the Tenant attended the hearing.

**Determinations:**

1. The parties entered into a consent agreement before a Board Member, resulting in LTB-T-100723-24 issued on April 29, 2025. Under the terms of that agreement, the Landlord undertook specific obligations, and in the event of non-compliance the Tenant could request that the application be re-opened.
2. The Tenant was invited to provide submissions addressing whether the application should be re-opened and, in particular, the basis upon which such relief would be available. The Tenant did not provide any relevant submissions.
3. In the absence of any evidence or submissions establishing a basis to re-open the application, I am not satisfied that the requested relief is warranted.
4. Accordingly, the Tenant's request to re-open the application is denied.

**It is ordered that:**

1. The request to re-open the application is denied.

2. The original order dated April 29, 2025 remains in force.

**June 2, 2026**  
**Date Issued**

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**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.