



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-090067-25

In the matter of: 2, 307 Albert St
Espanola ON P5E1H1

Between: Megan Schmidt Tenant

And

Daniel Shermatta Landlords
Debra Shermatta

Megan Schmidt (the 'Tenant') applied for an order determining that Daniel and Debra Shermatta (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home (T2 application).
- 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 (T6 application).

This combined T2/T6 application was heard by videoconference on May 28, 2026.

The Landlords and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of the issues in this application.
2. The parties agree to only communicate via email and/or text except in the case of an emergency.
3. The Landlords shall provide a Notice of Entry for access to the rental unit and/or the front porch in accordance with the Act. Specifically, a Notice of Entry must:
 - a) Be in writing;

- b) Provided at least 24 hours in advance of the entry;
 - c) Provide the date/time for the entry; and
 - d) Provide the reason for the entry.
4. On or before June 15, 2026, the Landlords agree to inspect and complete any necessary repairs and/or replacements to the following reported issues:
- a) Front porch, board(s) and railing
 - b) Front screen door – does not latch
 - c) Bathroom fan – makes noise
 - d) Light fixtures – Tenant cannot find replacement light bulbs. The Tenant acknowledges she is responsible to reimburse the Landlords for the costs of replacement bulbs if that is the resolve to this issue. Otherwise, the Landlords agree that the fixtures will be replaced.
5. On or before June 15, 2026, the Landlords agree to restore water to the Tenant's washing machine connection.

June 4, 2026
Date Issued

Lisa Del Vecchio
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.