



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

File Number: LTB-T-088028-25

In the matter of: 15, 653 ST. LAURENT BLVD
OTTAWA ON K1K3A6

Between: Ndjibu Kabengele Tenants
Raissa Kondo-Tshiaba

And

JSS Riverdale Holdings Inc Landlord

Ndjibu Kabengele and Raissa Kondo-Tshiaba (the 'Tenants') applied for an order determining that JSS Riverdale Holdings 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 at an Adjudicative Case Conference (ACC) by videoconference on June 4, 2026.

The Tenant, Ndjibu Kabengele, and the Landlord's agent, Thoms Saikaley, attended the hearing. The Tenant confirmed that they were authorized to act on behalf of the other named Tenant.

After much deliberation, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. On July 1, 2026 the lawful monthly rent will increase to \$1,683.75 which is an increase of \$34.63.
2. The Landlord cannot increase the rent for this rental unit for the Tenants until the Landlord completes the work necessary to fix serious maintenance problems that the Landlord will be ordered to do by June 30, 2026.
3. In consideration of this agreement, the Tenants agree to waive the \$48.00 filing fee.

On consent, it is ordered that:

1. The Landlord shall:

1. Repair or replace the window screens throughout the rental unit including the patio door screen to ensure that there are no gaps or tears which would allow insects to enter.
 2. Ensure all windows are able to stay open without propping.
 3. Repair and paint the ceiling in the living/dining room.
 4. Have pest control attend to treat for mice.
 5. Repair the parquet flooring tiles on the landing, master bedroom and third bedroom upstairs in the rental unit.
2. If the Landlord does not do the repair(s) or replacement(s) or work by **June 30, 2026**, the Tenants are authorized to deduct \$34.63 from the rent owing beginning **July 1, 2026** until the repair(s) or replacement(s) or work are complete.

June 11, 2026
Date Issued

Terri van Huisstede
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.