



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-095437-25

In the matter of: 2, 552 CANNON ST E
St. Catharines ON L8L2G3

Between: Toluwaleyi Aikhuemelo Tenant

And

RISE PROPERTY SOLUTIONS Landlord

Toluwaleyi Aikhuemelo (the 'Tenant') applied for an order determining that RISE PROPERTY SOLUTIONS (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 by videoconference on June 4, 2026.

The Landlord's legal representative, Carrie Aylwin, and the Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel on the hearing date.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The Landlord shall investigate the issue with the board under the kitchen sink and the flickering lights in the kitchen and one bedroom and repair if necessary, on or by June 30, 2026.
2. In full resolution of all issues raised in the Tenant's application as of the hearing date, the Landlord shall pay to the Tenant an abatement of \$400.00 inclusive of the \$48.00 application filing fee.
3. The Tenant is authorized to reduce the monthly rent payable for July 1, 2026 by this amount.

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.