



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

File Number: LTB-T-096752-25

In the matter of: 2747 PARENT AVE
WINDSOR ON N8X4K7

Between: Dolores Bridget Byrne Tenants
Ellie Maureen Duke

And

John Joseph Beaulieu Landlords
Marda Management

Dolores Bridget Byrne and Ellie Maureen Duke (the 'Tenants') applied for an order determining that John Joseph Beaulieu and Marda Management (the 'Landlords') 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.

This application was heard by videoconference on June 11, 2026.

The Landlord's Legal Representative Kira Passell, and the Tenants attended the hearing. The Tenants declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is agreed by the parties that:

1. This herein consent represents a full and final settlement of all issues between the parties for this herein T6 application, LTB-T-096752-25, as well as all future claims or applications with regards to the tenancy at 2747 Parent Ave, Windsor, ON, N8X 4K7.

It is ordered on consent that:

1. In consideration of the of this herein consent, the Landlords confirm they have no cause for further monetary claims against the Tenants as a result of the tenancy. This includes and claims for damages, rent arrears or outstanding utilities as of the date of this proceeding.

June 15, 2026
Date Issued

Panagiotis P. Roupas
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.