



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-073938-25

In the matter of: 1809 KILBORN AVE
OTTAWA ON K1H6N1

Between: Sarah Evans Tenant

And

Chau (Mary) Nguyen Landlord

Sarah Evans (the 'Tenant') applied for an order determining that Chau (Mary) Nguyen (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. (**T6 application**).

This application was heard at an Adjudicative Case Conference (ACC) by videoconference on June 9, 2026.

The Tenant, the Landlord and the Landlord's legal representative, Gerald W. Matlashewski, attended the hearing. The Tenant spoke with Tenant Duty Counsel on the hearing date.

1. At the hearing, the Tenant sought to withdraw the application on the basis that they entered into an agreement with the Landlord based on a mutual release signed on February 2, 2026. On this basis, I consented to the request, and the Landlord was not opposed.
2. The Tenant has also filed a combined T2/T5 application under file LTB-T-023512-26 on March 31, 2026 and those matters were also considered at the ACC. A separate interim order shall follow based on that application withdrawing the T5 portion of that application.
3. The T6 application having been withdrawn, the LTB's file is closed.

June 15, 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.