



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-097299-25

In the matter of: Unit 1, 47 GOWAN ST
Barrie ON L4N2P1

Between: Gilda Luis
Jose Luis
Kyle Luis
Tenants

And

Laren Gowan Inc
Landlord

Gilda Luis, Jose Luis and Kyle Luis (the 'Tenants') applied for an order determining that Laren Gowan Inc (the 'Landlord') 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 came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on June 11, 2026.

The Tenants and the Landlord's agent, Roey Fishman attended the ACC.

At the ACC, the parties consented to the following order to resolve the application.

Determinations:

1. The tenancy between the Landlord and the Tenants terminated on December 1, 2025.
2. Board order (LTB-L-097231-25) was issued on February 2, 2026 regarding arrears of rent owing by the Tenants to the Landlord in the amount of \$5,008.73.

It is ordered on consent that:

1. The Landlord shall compensate the Tenants in the amount of \$3,600.00 by applying that

amount as a credit against any rent arrears owing by the Tenants to the Landlord, pursuant to Board Order LTB-L-097231-25.

June 19, 2026

Date Issued

Christina Philp

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.