



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

File Number: LTB-T-092550-25

In the matter of: 4, BOX 98 John St East
BRADFORD ON L3Z2A9

Between: samantha irwin Tenant

And

Sam Gucciardi Landlord

samantha irwin (the 'Tenant') applied for an order determining that Sam Gucciardi (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 scheduled for an adjudicative case conference by videoconference on May 28, 2026.

The Tenant and the Landlord attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$139.49 which represents a \$100.00 rent abatement and \$39.49 for out-of-pocket expenses incurred by the Tenant, on or before June 28, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before June 28 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 29, 2026 at 4.00% annually on the balance outstanding.
3. The Landlord shall also repair the toilet and ensure it is in good working condition on or before June 30 2026.
4. If the Landlord does not comply with paragraph 3 of this order, the Tenant may pursue another application at the LTB.
5. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.

June 19, 2026
Date Issued

Sonia Anwar-Ali

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.