



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

File Number: LTB-T-098497-25

In the matter of: UNIT 3, 105 MORGAN AVE
KITCHENER ON N2A2M4

Between: CARLOS AUGUSTO ROLDAN TRIVIÑO Tenant
PATRICIA INES ROLDAN RAMIREZ
CARLOS SOFONIA ROLDAN RAMIREZ

And

K-W PROPERTY MANAGEMENT CORP. Landlord

CARLOS AUGUSTO ROLDAN TRIVIÑO, PATRICIA INES ROLDAN RAMIREZ and CARLOS SOFONIA ROLDAN RAMIREZ (the 'Tenant') applied for an order determining that K-W PROPERTY MANAGEMENT CORP. (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 by videoconference on June 15, 2026.

The Tenant, Carlos Augusto Roldan Triviño, attended the hearing. The Landlord was represented by Angela Gravelle.

At the hearing the parties reached a consent agreement. The Tenant that attended the hearing confirmed he had the authority to enter into consent agreement on behalf of all the named Tenants.

It is ordered on consent that:

1. The Landlord shall pay the Tenant is \$300.00, by e-transfer, in full satisfaction of the issues raised in the Tenant's application.
2. If the Landlord does not pay the Tenant the full amount owing by June 25, 2026, the Landlord will owe interest. This will be simple interest calculated from June 26, 2026, at 4.00% annually on the balance outstanding.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 23, 2026
Date Issued

Bryan Delorenzi
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.