



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-068829-25

In the matter of: 519, 181 John St N
Hamilton ON L8L7Z7

Between: James Patrick Ryan Tenant

And

Valery Properties Landlord

James Patrick Ryan (the 'Tenant') applied for an order determining that Valery Properties (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 came before the Board for an Adjudicative Case Conference ('ACC'), which was heard by videoconference on June 15, 2026. The Tenant and the Landlord's Agent, Tina Novak, attended the ACC.

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

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$500.00 by July 4, 2026 in full and final satisfaction of the T6 application.
2. If the Landlord does not pay the Tenant the full amount owing on or before July 4, 2026, the Landlord will start to owe interest. This will be simple interest calculated from July 5, 2026 at 4% annually on the balance outstanding.

June 19, 2026
Date Issued

Curtis Smith

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.