



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-091861-25

In the matter of: C, 45 Washburn
Picton ON K0K2T0

Between: Chloe St Denis Tenant

And

Darryl Cailes Landlord

Chloe St Denis (the 'Tenant') applied for an order determining that Darryl Cailes (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 May 25, 2026. Only the Tenant attended the hearing.

As of 1:08 PM, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant proved on a balance of probabilities the allegations contained in the application.
2. Based on the uncontested evidence of the Tenant, I make the following findings of fact:
 1. The rental unit is a second-floor apartment in a house. Tenant moved into the rental unit on March 1, 2025, and is still living there.
 2. There is a hole in the kitchen drywall around an electrical outlet between the counter and the cupboards. The Tenant first saw the hole in January 2025 when viewing the unit and immediately informed the Landlord of the issue.
 3. The Landlord repaired the drywall himself in April 2025, however the underlying issue of water leaking through the wall was not resolved. The Tenant informed the Landlord that the roof was leaking on April 27, 2025.
 4. The Tenant called the municipality, who inspected the unit and notified the Landlord that the electrical outlet was unsafe. The Landlord disconnected the outlet in October 2025. The Tenant covered it with tape.

5. The Landlord's initial drywall repair has progressively worsened over time as the wall continues to be damaged from water leaking inside it. A repairman attended the rental unit in October 2025 and cut a hole in the drywall to look inside the wall, which has not been closed yet. The issue remains unresolved. The Tenant is concerned about possible mould growth in the wall.
3. I am not satisfied that the Landlord responded to the Tenant's complaints reasonably. The issue has been ongoing for over a year and is worsening, with insufficient action being taken to resolve it. Accordingly, I find that the Landlord failed to meet the Landlord's obligations under subsection 20(1) of the Act to maintain the rental unit. Therefore, the application is granted.
4. On the application, the Tenant requested a rent abatement. However, at the hearing, the Tenant explained that she was only seeking a rent abatement if she needed to leave the unit during repairs, which is not the case here. This remedy is dismissed.
5. The Tenant also requested an order requiring the Landlord to replace the roof and kitchen wall. There was insufficient evidence to determine that there is mould in the wall or that the entire roof needs replacement. However, I find it appropriate to order the Landlord to resolve the leak in the wall and the corresponding hole around the kitchen outlet, whatever repair that may require.

It is ordered that:

1. The Landlord shall repair the hole in the wall around the electrical outlet in the kitchen that has a leak. In particular, the Landlord shall:
 1. Ensure no water leaks through the wall around the electrical outlet;
 2. Ensure that the electrical outlet is connected and functional; and
 3. Close the hole in the drywall around the electrical outlet.
2. If the Landlord does not complete the repair by July 31, 2026, the Tenant is authorized to arrange for the repair to be done and may recover the cost of the repair by deducting the amount from the rent owing for the months after the repair is done until there is no longer any money owing.

June 29, 2026
Date Issued

Kate Sinipostolova
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.