



July 24, 2023

Landlord and Tenant Board

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

Citation: LACROIX v SALIH, 2023 ONLTB 50952

Date: 2023-07-24

File Number: LTB-T-041162-22

In the matter of: 252 ADELINE AVENUE
HAMILTON ONTARIO L8H5V3

Between: JONATHAN LACHANCE Tenants
JEANINE LACROIX

and

ABDUL SALIH Landlord

JONATHAN LACHANCE and JEANINE LACROIX (the 'Tenants') applied for an order determining that ABDUL SALIH (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 to be heard by videoconference on July 10, 2023. Instead, the Landlord, represented by Ali Salih, and the Tenants participated in a mediation session.

On consent, it is ordered that:

1. Provided that the Tenants submit a copy of the receipt for rat poison to the Landlord then they can deduct \$100.00 from their August 2023 rent.
2. If they do not provide a receipt, then they can deduct \$80.00 from their August 2023 lawful rent.

July 24, 2023
Date Issued

Lindsay Phomin
Hearings Officer, 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.