

Order under Section 30
Residential Tenancies Act, 2006

File Number: SOT-04498-19



LOWER, 17 MARMORA STREET
ST CATHARINES ON L2P3B9

Between:

Markos Skordos
Stella Foty

Tenants

and

Eric Martens

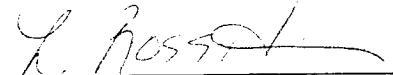
Landlord

1. The Tenants applied for an order determining that 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.
2. A Case Management Hearing was held by telephone on July 8, 2019. The Tenants and the Landlord attended the hearing.
3. The parties agreed to resolve the issues in the application and to request the LTB to issue a Consent Order confirming their agreement.
4. After reviewing the materials submitted and hearing the submissions presented at the CMH, I am satisfied that the Landlord and the Tenant are in agreement as follows:

It is ordered that:

- [1] On or before August 15, 2019 the Landlord shall repair the windows to comply with municipal health, safety, housing or maintenance standards.
- [2] On or before September 15, 2019 the Landlord will inspect the furnace with respect to the Tenants' complaint about noise to ensure that it complies with municipal health, safety, housing or maintenance standards. The Landlord will perform all repairs to the furnace as required.
- [3] On or before September 15, 2019, the Landlord will remove the fiberglass vent covers in the Tenants' unit and replace them with newspaper in compliance with municipal health, safety, housing or maintenance standards.

July 19, 2019
Date Issued



Laura Rossiter
Hearing Officer, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.