



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-051197-25

In the matter of: 4 MOORECROFT CRES
SCARBOROUGH ON M1K3V1

Between: Kimberly Nguyen Tenant

And

Rachelle Nina Rodas Landlord

Kimberly Nguyen (the 'Tenant') applied for an order determining that Rachelle Nina Rodas (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 December 18, 2025.

The Tenant, the Landlord's legal representative Jeff Shabes, and the Landlord attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$1,500.00 by e-transfer, on or before December 27, 2025, in full satisfaction of the Tenant's claims in application LTB-T-051197-25.
2. If the Landlord does not pay the Tenant the full amount owing by December 27, 2025, the Landlord will owe interest. This will be simple interest calculated from December 28, 2025, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Kyle McGraw

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.