



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-051173-25

In the matter of: 207, 3094 Jaguar Valley Drive
Mississauga ON L5A2J4

Between: Trishann ML Robinson Tenant

And

Orchard Apartments Landlord

Trishann ML Robinson (the 'Tenant') applied for an order determining that Orchard Apartments (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on December 22, 2025.

The Tenant, and the Landlord's agent, Anna Peluso, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The Parties agree that:

1. The Landlord intends on having the Tenant's balcony resurfaced between the dates of May 1, 2026 and September 30, 2026. The project is anticipated to take approximately two weeks and includes the balcony adjacent to the Tenant's.
2. On this basis, the Landlord undertakes to provide the Tenant directly, with a minimum of 60 days notice prior to the commencement of the work.
3. The Tenant then undertakes to remove all her personal items from the balcony including the pigeon netting and planters in advance of the scheduled commencement date for the work.

On consent of all parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,601.00. This amount represents:

- \$1,553.00 for a rent abatement.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by January 15, 2026.
 3. If the Landlord does not pay the Tenant the full amount owing by January 15, 2026, the Landlord will owe interest. This will be simple interest calculated from January 16, 2026 at 4.00% annually on the balance outstanding.
 4. This order resolves all issues between the parties as of the hearing date.

January 6, 2026
Date Issued

Terri van Huisstede
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.