



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

File Number: LTB-T-073060-25

In the matter of: 185 DUKE STREET WEST
NORTH BAY ON P1B6E5

Between: Robel Kidane Tenant

And

Rajesh Cohan Landlord

Robel Kidane (the 'Tenant') applied for an order determining that Rajesh Cohan (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 23, 2025.

The Landlord, the Landlord's legal representative, Dhiren Chohan, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Tenant has not lived in the unit since they were arrested on December 4, 2025. There is a Court order preventing the Tenant from communicating with the Landlord or attending the property.
2. The parties agree to end the tenancy as of December 4, 2025. The Tenant will attend on December 29, 2025 with a third party to collect his remaining belongings, which include a dresser, desk, and steel top counters located in his bedroom. The Tenant will show proof of ownership for the vehicles he wishes to remove. An agent will attend in place of the Landlord so the parties are not present at the same time.

On consent it is ordered that:

1. The tenancy is terminated as of December 4, 2025.
2. The Landlord waives any arrears.

3. This consent agreement resolves this T6 application and any arrears. It does not affect the T2 application filed by the Tenant (LTB-T-101680-25).

January 9, 2026
Date Issued

Dawn Carr
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.