



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

File Number: LTB-T-036736-25

In the matter of: 201, 1900 LAKE SHORE BLVD W
TORONTO ON M6S1A4

Between: Chinemelum Eneh Tenant

And

Kenneth Moraes Landlord

Chinemelum Eneh (the 'Tenant') applied for an order determining that Kenneth Moraes (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 (T6 application) and also applied for an order determining that the Landlord substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 application).

This combined T6 and T2 application came before the LTB by way of Adjudicative Case Conference (ACC) and was heard by videoconference on December 23, 2025.

The Landlord's legal representative, Jayant Unny, the Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order to resolve all issues raised in the application.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$1,000.00 to resolve all issues in the application.
2. The Tenant shall deduct \$1,000.00 from the January 2026 rent, as payment for compensation as per paragraph 1 of this order.

January 7, 2026
Date Issued

Christina Philp
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.