



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-026973-25

In the matter of: 1172 Meadowgrove
Mississauga ON L5W1J1

Between: Samad Nazeer Tenant

And

Vineet and Sheila Parmar Landlord
Sheila Parmar

Samad Nazeer (the 'Tenant') applied for an order determining that Vineet and Sheila Parmar and Sheila Parmar (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 January 5, 2026.

The Landlord and the Tenant attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission. The Landlord and the Tenant attended the hearing and consented to the following terms, which fully and finally settle all matters before the Board in this application.

On consent, it is ordered that:

1. Rent Abatement

- The Landlord agrees to waive one (1) month of rent for April 2026.
- This rent abatement is provided in full and final settlement of all issues raised in this application.

2. Repairs and Maintenance

The Landlord agrees to complete the following repairs within the timelines set out below:

- a. Kitchen Sink Cartridge
- b. Under-Cabinet Kitchen Lighting
- c. Custom Screen Door
- d. Lower Corner Kitchen Cabinet Hinge
- e. Basement Patio Door Lock

- On or before 30 days from the date of this Order, the Landlord shall repair or replace the kitchen sink cartridge.
- On or before 30 days from the date of this Order, the Landlord shall repair or replace the lighting under the kitchen cabinets.
- On or before 60 days from the date of this Order, the Landlord shall replace the custom screen door.
- On or before 60 days from the date of this Order, the Landlord shall repair or replace the hinge on the lower corner kitchen cabinet.
- The Tenant agrees to assist by looking for a suitable replacement hinge.
- As a last resort, if a matching hinge cannot be obtained, the Landlord agrees to replace the kitchen cupboard door with a door of similar colour and style to the existing cabinetry.
- On or before 60 days from the date of this Order, the Landlord shall remove the lock from the basement patio door and install it on the patio door in the kitchen.
- The Tenant agrees to assist by looking for any required replacement parts.

3. Final Settlement

- Upon completion of the above terms, this application is resolved in full, and no further claims shall be brought by either party in relation to the matters addressed in this Order.

4. The parties agreed that should the Landlord not do the repair work by March 8, 2026, the Tenant is authorized to deduct \$100.00 from the rent each month until the repairs are complete.

January 7, 2026
Date Issued

Teresa Hunt
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.