



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074692-22

In the matter of: 4, 2381 DANFORTH AVE
TORONTO ON M4C1K8

Between: Suzanne Carrier Tenant

And

Canada Mortgage Housing Corp. c/o Richmond
Advisory Services Inc. Landlord

Suzanne Carrier (the 'Tenant') applied for an order determining that Canada Mortgage Housing Corp. c/o Richmond Advisory Services Inc. PM Arun Mehta (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, and harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application)

Suzanne Carrier (the 'Tenant') also applied for an order determining that Canada Mortgage Housing Corp. c/o Richmond Advisory Services Inc. PM Arun Mehta (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)

These applications were heard by videoconference on January 5, 2026.

The Tenant, the Tenant's Legal Representative Jolanta Chrzaszcz, the Landlord's Legal Representative Jeff Shabes and the Landlord's Agent Arun Metha attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agreed:

1. The lawful monthly rent is \$1,315.96, due on the 1st day of each month.
2. The Tenant does not have a parking space at the residential complex.

It is ordered on consent that:

1. The Landlord shall provide the Tenant with a rent abatement of \$1,500.00 in full and final satisfaction of the applications as follows:
 - A waiver of rent for February 2025 (\$1,315.96); and
 - A credit of \$184.04 to be applied to rent for March 2025.
2. All future non-emergency correspondence between the parties shall be done by regular mail, with correspondence from the Tenant to the Landlord to be sent to the Landlord's head office to the attention of Shawn Edwards or his successor.
3. Any notice of entry by the Landlord will be done by 24 hours written notice to be posted on the Tenant's door with a four hour window for entry to complete inspections or conduct required maintenance.
4. The Landlord's superintendent shall make a reasonable effort to accompany any contractors to the Tenant's door and introduce the contractor to the Tenant prior to the contractor entering the Tenant's unit.
5. All emergency issues can be relayed by the Tenant to the Landlord by email, call center or contacting the superintendent as the Tenant deems appropriate.
6. The Terms as set out in paragraphs 2 through 5 of this order are effective immediately and for the duration of the tenancy.

January 12, 2026

Date Issued

Sean Ramage

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.