



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-037844-25

In the matter of: 203, 27 Durnford Road
Scarborough Ontario M1B5T4

Between: Viva Arthur Tenant

And

Knights Village Non-Profit Corporation Landlord

Viva Arthur (the 'Tenant') applied for an order determining that Bryan Noble and Knights Village Non-Profit Corporation (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)
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- 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)

This application was heard by videoconference on January 8, 2026.

The Landlord's Agent Bryan Noble, the Landlord's Legal Representative Steven Fleury, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The T2 application is withdrawn.
2. The kitchen cupboard and shower head portions of the T6 application are withdrawn.
3. The allegations pertaining to illegal rent increases are withdrawn; they are not applicable to a T6 application.
4. The following issues shall be addressed as set out below: unit doors; baseboard under the kitchen sink; bathroom mirror; and carpets.
 - a) On January 16, 2026, the Landlord shall attend the rental unit to complete an inspection of the issues.

- b) By January 30, 2026, the Landlord shall contact the Tenant as to the repairs they agree to, and the next steps to be taken.
 - c) By March 1, 2026, the Landlord shall contact the Tenant regarding clarification of the timeline for the repair of any outstanding issues.
5. If on or before April 30, 2026, all agreed upon repairs are not completed, the Tenant may file a new T6 application based on the breach/breaches, and include this order with the application.

January 13, 2026

Date Issued

Diane Wade

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.