



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

File Number: LTB-T-036173-25

In the matter of: 908, 43 THORNCLIFFE PARK DR
EAST YORK ON M4H1J4

Between: Osman Mohamed Osman Tenant

And

Morguard Nar Landlord

Osman Mohamed Osman (the 'Tenant') applied for an order determining that Morguard Nar (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.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 14, 2026.

The Tenant and the Landlord's legal representative, Natalia Abiniakine, attended the ACC.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant compensation in the amount of \$245.33.
2. The total amount shall be paid immediately in the form of a credit on the Tenant's rental ledger.

January 20, 2026
Date Issued

Mark Melchers

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.