



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

File Number: LTB-T-035877-25

In the matter of: 110, 391 SHERBOURNE ST.
TORONTO ON M4X1K4

Between: Alexendre Rouleau-Payeur Tenant

And

MPCT Dif Dam Robinwood GP Inc. Landlord

Alexendre Rouleau-Payeur (the 'Tenant') applied for an order determining that MPCT Dif Dam Robinwood GP Inc. (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 Landlord's legal representative, Sara Ginman, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The application is amended to remove "Cogir Real Estate" as a landlord party, and to add "MPCT Dif Dam Robinwood GP Inc." as the landlord party.
2. The Landlord shall pay the Tenant compensation in the amount of \$1,628.46.
3. The Landlord shall pay the Tenant the full amount owing by February 14, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by February 14, 2026, the Landlord will owe interest. This will be simple interest calculated from February 15, 2026 at 4.00% annually on the balance outstanding.
5. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
6. This fully and finally resolves all issues between the Tenant and the Landlord relative to the Tenant's tenancy of the rental unit.

January 22, 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.