



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

File Number: LTB-T-042037-25

In the matter of: 502, 110 BELMONT DR
LONDON ON N6J4W3

Between: Jamal Eldeen Ghouzlan Tenant

And

Briarlane Rental Property Management Landlord

Jamal Eldeen Ghouzlan (the 'Tenant') applied for an order determining that Briarlane Rental Property Management (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 was held by videoconference on January 19, 2026.

The Tenant attended the hearing. The Landlord was represented by Leo Corsetti.

As a result of the conference the parties consented to the following order:

It is ordered that:

1. The Landlord shall pay the Tenant \$147.00 in satisfaction of all issues raised in the Tenant's application.
2. The Tenant may recover this amount by deducting the amount from the rent owing due February 1, 2026.

January 22, 2026
Date Issued

Bryan Delorenzi
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.