



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

File Number: LTB-T-046735-25

In the matter of: A, 120 Wright Ave
Toronto ON M6R1L2

Between: Amyann Elizabeth Faul Tenant

And

Romy Chopra Landlord
Pindy Johal

Amyann Elizabeth Faul (the 'Tenant') applied for an order determining that Romy Chopra and Pindy Johal (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.

This application was heard by videoconference on January 21, 2026.

The Landlord, Romy Chopra, and the Tenant attended the hearing.

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

The parties agreed that the issue related to pest and ant problems were already addressed in the past. Any new issue in the rental unit could be subject to a new Tenant application should this problem or any problem arise in the future.

On consent, it is ordered that:

1. On or before March 23, 2026, the Landlord shall repair or replace the toilet in the rental unit.
2. On or before March 23, 2026, the Landlord shall repair or replace the plumbing underneath the bathroom sink and tighten the tap in the kitchen as it is loose.
3. On or before March 23, 2026, the Landlord shall repair or replace the broken window in the master bedroom and ensure that it opens and closes properly.

4. On or before March 23, 2026, the Landlord shall repair or repair the bathroom window and ensure that it opens and closes properly.
5. On or before March 23, 2026, the Landlord shall investigate and repair the leak in the basement which causes flooding.
6. On or before April 30, 2026, the Landlord shall arrange for the eavestroughs at the rental unit to be cleaned.

January 23, 2026
Date Issued

Teresa Hunt
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.