



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-087162-25

In the matter of: 1, 379 Hilton Place
London ON N5W2R8

Between: Jessica Perger Tenant

And

Mujtaba Saadat Landlord

Jessica Perger (the 'Tenant') applied for an order determining that Mujtaba Saadat (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order determining that 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 22, 2026.

The Tenant, her support Donna Wilson and the Landlord attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the consent and the timing of order issuance.

It is ordered on consent that:

1. On or before February 6, 2026, the Landlord shall investigate any cockroach issues within the residential complex and the Tenant's unit. The Landlord shall hire pest control services to remediate any affected units.
2. The Tenant shall ensure the rental unit is prepared for treatment as per the Landlord's instructions.
3. On or before January 30, 2026, the Landlord shall ensure the interior bedroom door is properly drilled to accommodate the handle/lock.

4. On or before January 30, 2026, the Landlord shall provide to the Tenant the amount of paint required by the Tenant for work to be completed in the rental unit.
5. If the Landlord fails to comply with paragraphs 3 and/or 4 of this order, the Tenant may deduct 5.00% from the monthly rent until the Landlord complies.
6. Pursuant to the agreement of the parties, this resolves the application before the Board.

January 26, 2026
Date Issued

Dana Wren
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.