



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-046041-25

In the matter of: D6, 1477 BAYVIEW AVE
East York ON M4G3B2

Between: ASMEETA INGALE Tenant
KIMMO SANTAMAA

And

1330192 Ontario Inc, Landlord

ASMEETA INGALE and KIMMO SANTAMAA (the 'Tenant') applied for an order determining that 1330192 Ontario Inc, (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 (T2 Application).

The Tenant 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 (T6 Application).

An Adjudicative Case Conference was held by videoconference on January 22, 2026. The Tenant's Legal Representative, J. Cross, the Landlord's Legal Representative, K. Lundy, and the Landlord's Agent, D. Buckley, 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.

On consent of the parties, it is ordered that:

1. The Landlord shall waive \$2,900,00 from the arrears owed by the Tenant.
2. On January 22, 2026, the Landlord shall send professionals to the rental unit to investigate the Tenant's heating complaint, and abide by their recommendation.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
4. The last month's rent deposit shall be applied to April 2026.

5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
7. This Order resolves all issues with respect to the tenancy up to the date of the hearing.

January 26, 2026
Date Issued

Jitewa Edu
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.