



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

File Number: LTB-T-033431-25

In the matter of: 23, 280 LORNE AVENUE
KITCHENER ON N2M3Y8

Between: AYOBAMI FAWOLU Tenant

And

FOUND SPACES PROPERTY MANAGEMENT
INC FOUND SPACES PROPERTY
MANAGEMENT INC Landlord

AYOBAMI FAWOLU (the 'Tenant') applied for an order determining that FOUND SPACES PROPERTY MANAGEMENT INC FOUND SPACES PROPERTY MANAGEMENT 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.

This application was heard by videoconference on January 22, 2026.

The Landlord's Legal Representative Carrie Aylwin and the Tenant Ayobami Fawolu attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Landlord shall pay \$1,300.00 to the Tenant by providing an abatement of rent for the rental period of February 2026, with the amount being deducted from the lawful rent for that period.

January 26, 2026
Date Issued

Kyle Anderson
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.