



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

File Number: LTB-T-047177-25

In the matter of: 224, 377 MADISON AVE
TORONTO ON M4V3E1

Between: Fei Cong Tenant

And

Charles Blair Landlord

Fei Cong (the 'Tenant') applied for an order determining that Charles Blair (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 26, 2026.

The Landlord, the Tenant's Legal Representative, Lera Nwineh, and the Tenant attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Landlord shall pay the Tenant the sum of \$2,500.00 on or before February 15, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before February 15, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all issues related to the tenancy between the Landlord and the Tenant to the end of the tenancy.

January 29, 2026
Date Issued

Benjamin Seigel
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.