



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-054340-25

In the matter of: 241 Burnett Ave
North York ON M2N1V9

Between: Courtney Maki Tenant

and

Vivian Topjian Landlord

Courtney Maki (the 'Tenant') applied for an order determining that Vivian Topjian (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.
 - withheld or interfered with their vital services or care services and meals in a care home.
- (T2 Application)**

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. **(T6 Application)**

An Adjudicative Case Conference ('ACC') was heard by videoconference on January 26, 2026.

The Tenant and the Landlord's Legal Representative, Naseer Ahmed, attended the ACC.

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, it is ordered that:

1. On or before January 30, 2026, the Landlord shall pay the Tenant \$500.00.

January 30, 2026
Date Issued

Candace Aboussafy
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.