



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-052719-25

In the matter of: 909, 22 JOHN ST
YORK ON M9N0B1

Between: Amber (Ander) Reszczynski-Negrakis Tenant

And

MPCT DIF DAM WEST22 INC. Landlord

Amber (Ander) Reszczynski-Negrakis (the 'Tenant') applied for an order determining that MPCT DIF DAM WEST22 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 December 2, 2025.

The Landlord's Legal Representative Mark Ciobotaru, Tenant Amber (Ander) Reszczynski-Negrakis, and the Tenant's Legal Representative Elaine Page attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application, and in the Landlord application LTB-L-026051-25. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,657.00 on or before December 31, 2025.
2. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2025, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.

February 6, 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.