



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-053243-25

In the matter of: 1, 131 Rosemount Ave
Toronto ON M6H2N1

Between: Aworie Health and Wellness Services Tenant

And

Emma Merlos Landlord
Edwin Melendez

Aworie Health and Wellness Services (the 'Tenant') applied for an order determining that Emma Merlos and Edwin Melendez (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.
- collected or retained money illegally.
- 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 Tenant Rachel Abigail Van Massop and the Landlords attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

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.

Agreed facts on consent:

1. The parties agree that the issues in the Tenant's T1 and T6 applications have been resolved to the satisfaction of all the parties.

It is ordered on consent that:

1. The Landlord shall pay and abatement of rent to the Tenant in the amount of \$456.00 on or before March 9, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before March 9, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the balance outstanding.

February 3, 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.