



Order under Section 130 Residential Tenancies Act, 2006

File Number: LTB-T-050544-25

In the matter of: 609, 50 Laurier Avenue East
Ottawa Ontario K1N 1H7

Between: David Totten Tenant

And

Homestead Land Holdings Landlord

David Totten (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on December 9, 2025.

The Landlord's Agent Varun Ravi, Landlord's Legal Representative Prarthana Bhat, and the Tenant David Totten attended the hearing.

Determinations:

1. The Tenant filed a T3 application alleging that from about June 15, 2024, the Landlord failed to provide air conditioning in the summer and heat in the winter.
2. At the hearing, the Tenant confirmed these issues were maintenance related and have since been resolved.
3. Maintenance concerns must be brought in a T6 application, which applies a different legal test and provides appropriate remedies such as rent abatement. Because the allegations relate solely to maintenance issues, they cannot be considered under a T3. The application must therefore be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

February 10, 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.