



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-054183-25

In the matter of: 804, 25 DALHOUSIE ST
TORONTO ON M5B0B3

Between: Lasith Lansakara
Jocelyne Martineau Tenants

And

88 Queen Fitzrovia Inc. Landlord

Lasith Lansakara and Jocelyne Martineau (the 'Tenants') applied for an order determining that 88 Queen Fitzrovia Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenants 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.

This application was heard by videoconference on February 2, 2026.

The Tenants and the Landlord's legal representatives Kevin Lundy and Kyle Kuczynski attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant a total of \$2,500.00 in resolution of the Tenants' applications.
2. The Landlord shall pay the Tenant the full amount owing by February 21, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by February 21, 2026, the Landlord will owe interest. This will be simple interest calculated from February 22, 2026, at 4.00% annually on the balance outstanding.

February 10, 2026

Date Issued

Jeremy Henderson

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.