



Order under Sections 31 and 130 Residential Tenancies Act, 2006

File Number: LTB-T-077628-25 (T3)
LTB-T-076718-25 (T2)

In the matter of: 1, 178 Atlas Avenue
Toronto Ontario M6C3P5

Between: Nicolas Weinberg Tenant

And

Raj Trikha
Trikha Investment Holdings Ltd. Landlords

Nicolas Weinberg (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 (T3 application); and
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 application).

The application was heard by videoconference on January 29, 2026. The Tenant, the Landlord Raj Trikha, and the Landlord's legal representative Bruce Parsons attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the lease agreement entitled the Tenant to a shared use of the backyard. The Tenant's use of the backyard was reduced on a temporary basis beginning in September 2025 for the purposes of construction.
2. The Tenant and Landlords agree to settle LTB-T-077628-25 (T3 application) and LTB-T-076718-25 (T2 application) in exchange for a rent abatement. The rent abatement is in full and final settlement of both applications.
3. The Tenant agrees that this order fully resolves the temporary reduction of the shared backyard space for the period covered in this application and as a result the Tenant may not file any further Tenant applications with the Board with respect to this time period.

4. The Tenant agrees to waive the application filing fees for both applications.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$350.00.
2. The Landlord shall pay the Tenant the full amount owing by February 2, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 2, 2026, the Landlord will owe interest. This will be simple interest calculated from February 3, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

February 5, 2026

Date Issued

Sandra Sabourin
Hearings Officer, 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.