



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-095659-24

In the matter of: A, 7785 EDGAR ST
WINDSOR ON N8S4S6

Between: Gera-Lee Rosseyan Tenant

And

2442711 Ontario Inc. Landlord

Gera-Lee Rosseyan (the 'Tenant') applied for an order determining that 2442711 Ontario Inc. (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 4, 2026. The Tenant and the Tenant's legal representative Mark Gebriel attended the hearing. The Landlord Rose Perconti (owner of 2442711 Ontario Inc.) and the Landlord's legal representative Richard Lammers attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant the amount of \$843.65 (per diem \$5.09 per day) which represents 50% of the cost of the utilities for the period June 15, 2025 to present. The amount of \$843.65 shall be paid by March 4, 2026.
2. The Landlord shall place all of the utility accounts in the corporate Landlord's name. This shall be done forthwith.
3. Upon receipt of the utility bills, the Landlord shall provide the Tenant with a copy of the utility bills within 7 days.
4. Within 14 days of receipt of the utility bills provided by the Landlord, the Tenant shall pay 50% of the amount of those utility bills directly to Landlord. This satisfies the Tenant's requirement to pay utilities at the rental unit.

5. In the interim, until the utility accounts are changed over to the corporate Landlord's name, the Tenant shall pay the utility bill amounts owing forthwith and shall be reimbursed 50% by the Landlord within 7days of the Landlord being provided with copies of those utility bills.
6. This resolves all the issues in the Tenant's application

February 6, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.