



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-079920-25

In the matter of: LOWER, 30 STRATHGOWAN AVE
TORONTO ON M4N1B9

Between: Karissa Pereira
Shannon Rogador
Tenants

And

Wychwood Real Estate Holding
Landlord

Karissa Pereira and Shannon Rogador (the 'Tenant') applied for an order determining that Wychwood Real Estate Holding (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 5, 2026. The Tenants and the Landlord's legal representative Eric Spalvieri attended the hearing.

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 consequences of the joint submission.

On consent it is ordered that:

1. The Landlord shall pay the Tenants \$1,995.00 for a rent abatement.
2. The Landlord shall pay the Tenants the full amount owing by February 24, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by February 27, 2026, the Landlord will owe interest. This will be simple interest calculated from February 28, 2026 at 4.00% annually on the balance outstanding.
4. This order resolves all issues with respect to this tenancy.

February 13, 2026
Date Issued

Fabio Quattrociocchi
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.