



Order under Section 30 Residential Tenancies Act, 2006

Citation: Mikhael v The Siteline Group, 2026 ONLTB 13949

Date: 2026-02-17

File Number: LTB-T-063151-25

LTB-T-051826-25

In the matter of: 623, 10 Garfella Drive
Etobicoke ON M9V2E9

Between: Johni Mikhael Tenant

And

The Siteline Group Landlord

Johni Mikhael (the 'Tenant') applied for an order determining that The Siteline Group (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 9, 2026.

The Landlord's Legal Representative, Sara Ginman, and the Tenant attended the hearing. The Tenant requested to speak to Tenant Duty Counsel prior to the start of this proceeding, however Duty Counsel was not available.

At the hearing, the parties consented to the following order, I was satisfied that the parties understood the consequences of their respective consent as reflected in the order below.

It is agreed that:

1. This represents a full and final settlement of all issues between the parties for the T6 application, LTB-T-063151-25, the T2 application LTB-T-051826-25 scheduled to be heard by the Board on March 31, 2026, and all future claims or applications with regards to the tenancy at 623-10 Garfella Drive, Etobicoke, ON M9V2E9 for the consideration herein.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$500.00 in full satisfaction of this herein consent.

2. The Landlord shall pay the Tenant the full amount owing by March 9, 2026, via certified funds by providing the negotiated instrument to the Tenant via regular letter mail.
3. If the Landlord does not pay the Tenant the full amount owing by March 9, 2026, the Landlord will owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Panagiotis P. Roupas
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on May 18, 2025 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.