



**Order Issued on Consent
Order under Section 31 & 130
Residential Tenancies Act, 2006**

File Number: LTB-T-088222-24

In the matter of: 6, 20 Pell Street
Scarborough Ontario M1N1N1

Between: Oleg Romanko Tenant

And

Pell Homes Real Estate Inc Landlord

Oleg Romanko (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to:

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on February 9, 2026.

The Tenant, the Tenant's Legal Representative Anum Malik and the Landlord's Legal Representative Dan Schofield attended the hearing.

The Parties have 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.

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

It is ordered on consent that:

1. The parties agreed that the Landlord will credit the Tenant \$1,000.00 to March 2026 rent.
2. The Tenant assigned parking spot is 77, and this parking spot shall remain his through the duration of the tenancy.

February 17, 2026
Date Issued

Anthony Bruno
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.