



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-050108-25

In the matter of: 3, 3 Denarda Street
Toronto ON M6M4T2

Between: Magretta Harry Tenant

And

Antonio Rocha Landlord

Magretta Harry (the 'Tenant') applied for an order determining that Antonio Rocha (the 'Landlord'):

- Entered the rental unit illegally. **(T2 application).**
- 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. **(T6 application).**

This application was heard by videoconference on February 10, 2026. The Tenant and the Landlord attended the hearing. The Landlord was assisted by his son, Gary Rocha

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.

Determinations:

1. The following consent terms are without an admission of guilt by either party.

On consent it is ordered that:

1. The T2 portion of the Tenant's application is withdrawn.
2. On or before March 31, 2026, the Landlord shall repair and/or replace the kitchen countertop located in the rental unit.

February 12, 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.