



**Order under Section 130
Residential Tenancies Act, 2006**

File Number: LTB-T-081057-25

In the matter of: Lower, 449 Brock Avenue
Toronto Ontario M6H3N7

Between: Lisa Ternosky Tenant

And

Sophia Yi He Su Landlord

Lisa Ternosky (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

The application was heard by videoconference on February 10, 2026. The Tenant and the Landlord attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The Landlord will make the payment to the Tenant via e-transfer at the email address lisaternosky@hotmail.com
2. The Tenant shall send an email to the Landlord by the end of day on February 11, 2026, confirming receipt of the payment.

On consent it is ordered that:

1. The Landlord shall pay to the Tenant \$300.00 in full and final resolution of the Tenant's T3 application.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 on or before February 10, 2026.
3. If the Landlord fails to make the payment in accordance with paragraphs 1 and 2 above, the full balance owing becomes due and payable immediately and the Landlord will start to owe interest. This will be simple interest calculated from February 11, 2026 at 4.00%

annually on the balance outstanding.

February 12, 2026
Date Issued

Floredana Ungureanu
Hearings Officer, 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.