



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-062525-25

In the matter of: Main Floor, 481 OSSINGTON AVE
Toronto ON M6G3T3

Between: Kevin Carthy
Kassandra Hatlen Tenant

And

Ruben Pais Landlord
Mary Pais

Kevin Carthy and Kassandra Hatlen (the 'Tenant') applied for an order determining that Ruben Pais and Mary Pais (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- 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
- collected and retained money unlawfully

This application was heard by adjudicative case conference held on February 10, 2026.

The Landlord and the Tenants attended the hearing.

The parties requested the following consent order.

On consent, it is ordered that:

1. On or before March 1, 2026, the Landlord shall pay the Tenant is \$870.50 which settles all issues related to the tenancy between the Tenants and Landlord.
2. If the Landlord does not pay the Tenant the full amount owing by March 1, 2026, the Landlord will owe interest starting March 2, 2026. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Sandra Macchione
Vice Chair, 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.