



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-075886-25

In the matter of: 1, 5A Jasper Avenue
Toronto Ontario M6N2M9

Between: Javier Diaz Tenants
Linda Pineda

And

Daniel Palma Landlord

Javier Diaz and Linda Pineda (the 'Tenants') applied for an order determining that Daniel Palma (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household and harassed, obstructed, coerced, threatened or interfered with the Tenants.

The Tenants also applied for an order determining that 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.

An Adjudicative Case Conference was held by videoconference on February 4, 2026.

The Landlord and the Tenant attended the hearing. The Tenant was assisted by Laura Patterson for the purposes of Spanish interpretation.

At the case conference, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Tenant's T2 application is withdrawn.
2. Pursuant to the Tenant's T6 application, the Landlord shall, by February 28, 2026, conduct and complete repairs to the stove and the kitchen faucet in the rental unit.
3. The Landlord shall also upgrade the electrical fuse box in the rental unit by March 31, 2026.
4. The Landlord shall pay the Tenant \$70.00 by applying this amount to the Tenant's rent ledger by March 1, 2026.

5. This order resolves all of the issues in the applications.

February 12, 2026
Date Issued

John Cashmore
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.