



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-065484-25

In the matter of: 708, 85 WELLESLEY ST E
TORONTO ON M4Y1H8

Between: Lia Elizabeth Victoria Ridler Tenant

And

Hazelview Properties Landlord

Lia Elizabeth Victoria Ridler (the 'Tenant') applied for an order determining that Hazelview Properties (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.

This application was heard by videoconference on February 12, 2026.

The Landlord's representative Peter Lopez and the Tenant attended the hearing. The parties before the LTB consented to the following terms:

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$1,290.00.
2. The Landlord shall pay the Tenant the full amount owing by March 19, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 19, 2026, the Landlord will owe interest. This will be simple interest calculated from March 20, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Peter Nicholson
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.