



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-062019-25

In the matter of: 804, 25 WOOD ST
TORONTO ON M4Y2P9

Between: Jack Stewart Rymal Tenants
Robert Murray

And

Park Property Management Landlord

Jack Stewart Rymal and Robert Murray (the 'Tenants') applied for an order determining that Park Property Management (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

This application was heard by videoconference on February 11, 2026.

The Landlord's legal representative, Anita Sada, and the Tenant Jack Rymal attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The application is amended to include the second Tenant, Robert Murray.
2. The monthly rent is \$2,043.28. The Tenants have a credit on the ledger of \$13.56.

It is ordered that:

1. The Landlord shall provide the Tenants with a rent abatement of \$500.00 to be applied to the rent which comes due on March 1, 2026.
2. After applying the rent abatement and the credit already on the ledger for the Tenants, the rent owing on March 1, 2026 is \$1,529.82.

February 20, 2026
Date Issued

Dawn Carr
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.