



**Order under Section 31 / 30
Residential Tenancies Act, 2006**

File Number: LTB-T-065800-25

In the matter of: 104, 98 Vaughan Rd
York ON M6C2M1

Between: Burak Emre Sahin Tenant

And

1268953 Ontario Inc Landlord

Burak Emre Sahin (the 'Tenant') applied for an order determining that 1268953 Ontario Inc (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.
- 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 (T6 Application)

This application was heard by videoconference on February 18, 2026.

The Landlord's Agents, Mario Persechini and Matteo Persechini, and the Tenant attended the hearing.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. On or before March 15, 2026, the Landlord shall pay to the Tenant the amount of \$300.00 via email transfer.
2. If the Landlord fails to pay the amount in paragraph 1 by March 15, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 16, 2026, at 4.00% annually on the balance outstanding
3. On or before March 31, 2026, the Landlord shall replace the living room window in the rental unit.

4. On or before March 31, 2026, the Landlord shall also install security bars on the inside of the living room window in the rental unit.
5. If the Landlord fails to comply with paragraphs 3 and 4 of this order, the Tenant may deduct 10% of the monthly rent, starting on April 1, 2026, until the issues in paragraph 3 and 4 are resolved.
6. This order settles all issues with the tenancy between the Landlord and the Tenant to the date of the hearing.

February 20, 2026
Date Issued

Colette Myers
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.