



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

File Number: LTB-T-072076-25 & LTB-T-071953-25

In the matter of: 512, 451 ROSEWELL AVE
TORONTO ON M4R2H8

Between: Derya Ay Tenant

And

Elizabeth Addo Landlord

Derya Ay (the 'Tenant') applied for an order determining that Elizabeth Addo (the 'Landlord'):

- entered the rental unit illegally.
- 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 comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 19, 2026.

The Tenant and the Tenant's Legal Representative Merve Ozdemir and the Landlord and the Landlord's Legal Representative Julita Pacholczyk attended the hearing.

At the hearing, the parties consented to the following order.

It is agreed by the parties:

1. The parties agree to bring forward and resolve on consent LTB-T-071953-25 as part of a global resolution

It is ordered on consent that:

1. The Landlord shall reduce the rent payable by the Tenant for the month of March 2026 by \$1200.00 in resolution of the Tenant's T2 and T6 Applications.
2. This resolves all matters between the parties with respect to the tenancy up to February 19, 2026.

February 25, 2026
Date Issued

Reid Jackson

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.