



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

File Number: LTB-T-056922-25

In the matter of: 1, 14 CLARENCE SQ
TORONTO ON M5V 1H1

Between: James Wallace McCreary Tenant

and

Tocal 34 Ltd. Landlord

James Wallace McCreary (the 'Tenant') applied for an order determining that Tocal 34 Ltd. (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 came before me for a mandatory adjudicative case conference in videoconference 136 on February 25, 2026.

The Tenant and the Landlord's Representative Eric Steiman attended the case conference.

At the case conference, the parties advised they have resolved their dispute and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$900.00 on or before March 27, 2027.
2. The Landlord shall also pay the Tenant \$100.00 by e-transfer on March 31, 2026 and on the last day of every calendar month thereafter until February 28, 2031, or until the tenancy ends, whichever date is sooner.
3. This order resolves all issues in the tenancy up to the date of the case conference.

March 2, 2026
Date Issued

Nersi Makki
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.