



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

File Number: LTB-T-071209-25

In the matter of: SECOND FLOOR , UNIT 4, 1196 JANE ST
YORK ON M6M4X6

Between: Mengesha Hailemichael Tenant

And

Tsega Kidane Landlord

Mengesha Hailemichael (the 'Tenant') applied for an order determining that Tsega Kidane (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.

An Adjudicative Case Conference was held by videoconference on February 26, 2026.

The Landlord and the Tenant attended the ACC.

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

It is ordered on consent that:

1. The Landlord shall retain a pest control contractor to complete pest control treatments for bed bugs and cockroaches. The pest control treatment shall be scheduled to take place on or before March 31, 2026.
2. The main entry door to the house shall be professionally repaired on or before March 31, 2026.
3. The toilet shall be professionally repaired or replaced on or before March 31, 2026.
4. The hole in the shower near the faucet, and the holes in the kitchen and the Tenant's room created by pests shall be professionally repaired on or before March 31, 2026.
5. The broken windows in the kitchen shall be repaired on or before March 31, 2026.
6. The Landlord shall have an egress window professionally installed in the Tenant's room. This shall be completed as soon as possible, but on or before May 31, 2026.

March 6, 2026
Date Issued

Mark Melchers

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.