



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

File Number: LTB-T-022045-23

In the matter of: Unit 1, 308 ASKIN AVE
WINDSOR ON N9B2X2

Between: Ron Logan Tenant

And

308 Askin Inc. Landlord

Ron Logan (the 'Tenant') applied for an order determining that 308 Askin 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.

This application was heard by videoconference on February 26, 2026.

The Landlord's Representative, Kira Passell, the Tenant's Representative, Mark Sarkis Gebriel and the Tenant attended the hearing. Ze Hao Liu, the Representative for Rent 4 All, and Rent 4 All's Agent, Paul Rouillard, also attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The previously named parties, Shao Lin and Aining Li, were not Landlords at any relevant time and therefore shall not be named as a Landlord in this application.
2. Therefore, Shao Lin and Aining Li, shall be removed from the application as Landlords.
3. Rent 4 All shall also be removed as a named Landlord from the Application.
4. The Application shall proceed as between only 308 Askin Inc. as the Landlord, and Ron Logan as the Tenant.
5. The terms contained in this order resolve all issues between the parties as they relate to this application.

It is ordered on consent that:

1. In full satisfaction of the Tenant's claims, the Landlord shall pay the Tenant a rent abatement in the amount of \$1,707.02. This amount represents:

- A waiver of rent arrears owing for March 2025 in the amount of \$422.75;
- A waiver of rent arrears owing for August 2025 in the amount of \$422.75;
- A waiver of rent for March 2026 in the amount of \$430.76; and
- A waiver of rent for April 2026 in the amount of \$430.76.

March 4, 2026
Date Issued

Nicole Pedron
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.