



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

File Number: LTB-T-073178-25

In the matter of: 75 STRACHAN AVE
SOUTH PORCUPINE ON P0N1H0

Between: Danisha Delaurier Tenant

And

Tarus Fatah Landlord

Danisha Delaurier (the 'Tenant') applied for an order determining that Tarus Fatah (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 (ACC) was held by videoconference on March 3, 2026.

The Landlord, the Landlord's legal representative, A. Rousta, and the Tenant attended the hearing.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

Agreed Facts:

1. The maintenance issues with respect to the allegation of roof leaks were repaired by the Landlord as of December 31, 2025.

On consent it is ordered that:

1. On or before May 31, 2026, the Landlord shall:
 - a) Conduct a mold inspection and an air quality test to determine whether mold is present in the rental unit and complete any necessary remediation.
 - b) Provide the Tenant with a copy of the mold inspection report and air quality test results.
 - c) Repair or replace all window screens in the rental unit.
 - d) Replace the broken window located in the Tenant's daughter's bedroom.

2. On or before July 31, 2026, the Landlord shall install safety steps to provide safe egress to the front yard of the rental unit.
3. If the Landlord fails to complete the repairs identified in paragraphs 1 and 2 by the dates specified, the Landlord shall not increase the lawful rent for the rental unit until the repairs are completed. The Tenant may also file a new application seeking additional remedies.
4. The Landlord shall also pay the Tenant is \$3,000.00, representing a rent abatement for the period ending March 3, 2026.
5. The Landlord shall pay the Tenant the full amount owing under paragraph 4 on or before April 3, 2026.
6. If the Landlord does not pay the Tenant the full amount owing by April 3, 2026, the Landlord will owe interest. This will be simple interest calculated from April 4, 2026 at 4.00% annually on the balance outstanding.
7. If the Landlord does not pay the Tenant the full amount owing by April 3, 2026, the Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
8. This order resolves all issues raised in the application.

March 12, 2026
Date Issued

Mayra Sawicki
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.