



**Order under Section 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-077959-25

In the matter of: 5125 HURON CHURCH LINE RD
LASALLE ON N9H0N2

Between: Sungwoo Park Tenant

And

Navtash Brar Landlord

Sungwoo Park (the 'Tenant') applied for an order determining that Navtash Brar (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

Sungwoo Park (the 'Tenant') applied for an order determining that Navtash Brar (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 was heard by videoconference on March 10, 2026.

The Landlord's legal representative Muhammad Malik and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered that:

1. The Landlord shall ensure that the agreed upon fence is built by no later than July 15, 2026.
2. If the fence is not built by July 15, 2026, the Tenant may deduct \$250.00 from the rent due for the month of August 2026.
3. If the fence is not built by August 31, 2026, the Tenant may deduct \$250.00 from the lawful rent due for the month of September 2026.
4. If the fence is not built by March 31, 2027, commencing April 1, 2027, up to and including September 1, 2027, the Tenant may deduct \$250.00 each month until the fence is built.

5. The Landlord shall pay to the Tenant \$2,000.00 in satisfaction of the Tenant's T2 and T6 applications.
6. The amount ordered in paragraph 5 is to be paid as follows:
 - a. Commencing April 1, 2026, and for a period of 4 months up to and including July 1, 2026, the Tenant shall deduct \$500.00 from the lawful monthly rent.
7. This order resolves all issues in the Tenant's T2 and T6 applications.

March 13, 2026
Date Issued

Kyle McGraw
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.