



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-100856-24

In the matter of: 74 Godstone Road
Toronto ON M2J5G5

Between: Helen Christine Kertsanis
Mohamad Ibrahim El Massri Tenant

And

Venice Park Developments Ltd. Landlord

Helen Christine Kertsanis and Mohamad Ibrahim El Massri (the 'Tenant') applied for an order determining that Venice Park Developments Ltd. (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An adjudicative case conference ("ACC") was heard by videoconference on March 10, 2026.

The Landlord's Legal Representative, Mark Ciobotaru, the Landlord's Agent, Derek Chan, the Tenant, Helen Christine Kertsanis and Mohamad Ibrahim El Massri, and the Tenant's Legal Representative, Damian Cordaie, attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of their consent.

The Landlord and Tenant agree that the application is amended to seek a determination pursuant to section 9 of the *Residential Tenancies Act*, 2006 (the "Act") as to what utility costs from part of the tenancy agreement between the parties.

It is ordered on consent that:

1. The Landlord waives all charges owing related to hot water heater rental and gas to May 31, 2026.
2. Beginning June 1, 2026, the Tenant shall pay to the Landlord \$125.00 per month for hot water rental and gas charges together with their rent.
3. The Landlord agrees that the charges above, together with the rent and hydro charges that the Tenant has historically paid, form all of the ongoing charges owing from the Tenant to the Landlord for this tenancy and there are no other amounts the Tenant is required to pay, for which the Landlord has not been charging to date.

March 18, 2026
Date Issued

Benjamin Seigel
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.