



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

File Number: LTB-T-082588-25

In the matter of: 40 BIRCH HILL LANE
OAKVILLE ON L6K2N9

Between: Marcio Moraes Da Rocha
Adriana Garcia Da Rocha Tenants

And

Haya Hathat Landlord

Marcio Moraes Da Rocha and Adriana Garcia Da Rocha (the 'Tenants') applied for an order determining that Haya Hathat (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 T6 application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on March 16, 2026.

The Tenant's legal representative, Meera Barbara Adhiya, the Tenants, the Landlord's legal representative Brianna Brady and the Landlord attended the ACC.

At the ACC, the parties before the Board consented to the following order which is in settlement of all issues with respect to the tenancy between the Landlord and the Tenants.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants, the amount of \$28,500.00, representing settlement to resolve all issues regarding the tenancy between the Landlord and the Tenants.
2. The Landlord shall pay to the Tenants the amount set out in paragraph 1 on or before April 16, 2026.
3. If the Landlord does not pay the Tenants the full amount owing on or before April 16, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 17, 2026 at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Christina Philp
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.