



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

File Number: LTB-T-069137-25

In the matter of: 66, 330 Alexandria Dr.
Cobourg ON K9A5J9

Between: Aaron John Adario Tenant

And

Cobourg Non-Profit Housing Corp Landlord

Aaron John Adario (the 'Tenant') applied for an order determining that *Cobourg Non-Profit Housing Corp* (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.

The Tenant and the Landlord were scheduled to attend a hearing on March 16, 2026, with respect to a separate and distinct application, LTB-T-068753-25.

Once the application LTB-T-068753-25 concluded to be heard, the Tenant and the Landlord requested, on consent, that an Adjudicative Case Conference ('ACC') be held with respect to the application LTB-T-069137-25.

The application LTB-T-069137-25 was in the process of being scheduled by the Board.

As the parties jointly requested that an ACC be held and understood that their participation to the ACC would be voluntary, I granted their request.

Accordingly, an ACC was held by videoconference on March 16, 2026, with respect to the application LTB-T-069137-25.

The Tenant and the Landlord's Legal Representative, Irosha Perera, attended the ACC.

At the ACC, the parties consented to the following order. I am satisfied that the parties understood the consequences of their joint submission, and specifically that the Tenant understood that the tenancy will be terminated.

Agreed Facts:

1. The Tenant and the Landlord agreed that the Landlord shall pay the Tenant the required amounts in accordance with this order by cheque, which shall be in the order of "*Aaron Adario*."
2. The Tenant and the Landlord agreed that, pursuant to the order LTB-L-049137-25, issued on October 30, 2025, the Tenant owes the Landlord the total amount of \$12,950.39 for arrears of rent and costs, up to March 16, 2026.

It is ordered on consent that:

1. The parties agree that the tenancy shall be terminated on April 30, 2026. Therefore, the Tenant shall vacate the rental unit on or before April 30, 2026.
2. With respect to the application LTB-T-069137-25, the Landlord shall pay the Tenant the amount of \$14,450.39, which represents a rent abatement and the out-of-pocket expenses incurred by the Tenant up to March 16, 2026.
3. The Tenant and the Landlord agree that the amount owed by the Landlord to the Tenant, in accordance with paragraph 2 of this order, shall be set off against the amount of \$12,950.39 owed by the Tenant to the Landlord, pursuant to the order LTB-L-049137-25, issued on October 30, 2025.
4. Therefore, it is understood between the Landlord and the Tenant that the Landlord must pay the Tenant the total amount of \$1,500.00, on or before April 30, 2026.
5. If the Landlord does not pay the Tenant the full amount owing in accordance with paragraph 4 of this order, on or before April 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Alexandre Traboulsi
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.