



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-062746-25

In the matter of: 73 LORRAINE DR
NORTH YORK ON M2N2E3

Between: ABRAHAM ODUCH Tenant

And

MELISA TRUONG Landlord

ABRAHAM ODUCH (the 'Tenant') applied for an order determining that MELISA TRUONG (the 'Landlord'):

- entered the rental unit illegally.
- 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.

An Adjudicative Case Conference was held by videoconference on March 2, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented at the hearing by Chaim Stainhouse.

At the conference the parties consented to the following order:

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$348.00 This amount represents:
 - \$300.00 for a rent abatement
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by April 2, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 2, 2026, the Landlord will owe interest. This will be simple interest calculated from April 3, 2026 at 4.00% annually on the balance outstanding.

4. This order resolves all issues set out in the Tenant's application. The Tenant may file another application arising from issues that have not been claimed in the current application.

March 18, 2026

Date Issued

Bryan Delorenzi

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.