



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

File Number: LTB-T-086077-25

In the matter of: 4, 43 TWENTY SECOND ST
ETOBICOKE ON M8V 3M2

Between: Sean Persaud Tenant

and

Boguslaw Mike Kotowski Landlord

Sean Persaud (the 'Tenant') applied for an order determining that Boguslaw Mike Kotowski (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 came before me for a mandatory adjudicative case conference in videoconference 144 on March 17, 2026.

Only the Tenant attended the hearing.

As of 11:31 am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The Tenant's uncontested evidence, confirmed by photographs filed, proves on a balance of probabilities that the Landlord has failed to cut the weeds in the driveway and to clear the snow in common areas of the residential complex interfering with the Tenant's ability to access the rental unit. The Landlord will be ordered to remedy these breaches.
2. The Tenant sought to withdraw the rest of his claims and the Board consented.
3. The Tenant incurred costs of \$48.00 for filing the application and is entitled to be reimbursed those costs.

It is ordered that:

1. The Landlord shall keep the driveway free of overgrown weeds.

2. The Landlord shall ensure that snow is clear and removed in order to allow unimpeded access from the parking area to the entrance of the rental unit.
3. The Landlord shall pay the Tenant is \$48.00 representing the cost of filing the application.
4. The Landlord shall pay the Tenant the full amount owing by April 6, 2026.
5. If the Landlord does not pay the Tenant the full amount owing by April 6, 2026, the Landlord will owe interest. This will be simple interest calculated from April 7, 2026 at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Nersi Makki
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.