



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-093312-25

In the matter of: Upper, 1 Heydon Park Road
Toronto On M6J2C7

Between: Michael Smaye Tenant

And

AIPL Canada Holdings Limited Landlord

Michael Smaye (the 'Tenant') applied for an order determining that AIPL Canada Holdings Limited (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 was heard by videoconference on March 19, 2026.

The Tenant and the Landlord's Legal Representative David Ciobotaru attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant is authorised to deduct \$4000.00 from the rent payable on April 1, 2026.
2. This resolves all issues between the parties with respect to the tenancy to March 19, 2026.

March 23, 2026
Date Issued

Reid Jackson

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.