



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-104639-24

In the matter of: 302, 480 Caledonia Road
York ON M6E4V2

Between: Rosa Concepcion Arteaga Tenant

And

T.I. Sera Investments Landlord

Rosa Concepcion Arteaga (the 'Tenant') applied for an order determining that T.I. Sera Investments (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 4, 2026.

The Landlord's Representative, Bryan Rubin, the Landlord's Agent Linda Ferrari, and the Tenant attended the hearing.

At the hearing, the parties came to an agreement to resolve the Tenant's application on consent. I am satisfied that the parties consented to the following order with a full understanding of the consequences of doing so.

It is ordered on consent that:

1. The Landlord agrees to investigate parking issues that have been raised by the Tenant.
2. The Landlord acknowledges that the Tenant is entitled to have guests or occupants in the rental unit, but that she is not entitled to rent the rental unit to others for rent greater than the rent the Tenant pays to the Landlord. The Tenant agrees to inform the Landlord of any occupants residing in the rental unit.
3. The Tenant agrees to put any future maintenance requests in writing and address this correspondence to the Landlord's agent Linda Ferrari at this email address:
480caledoniard@gmail.com.

March 27, 2026
Date Issued

Jeremy Henderson
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.