



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-023158-25

In the matter of: 33, 16 ST JOSEPH ST
TORONTO ON M4Y1J9

Between: Howard Druckman
Beverly Kreller Tenants

And

Akelius Canada Landlord

Howard Druckman and Beverly Kreller (the 'Tenants') applied for an order determining that Akelius Canada (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

An Adjudicative Case Conference (ACC) was held by videoconference on April 2, 2026.

The Tenants and the Landlord's legal representative Mark Ciobotaru attended the ACC.

The Tenants spoke with Tenant Duty Counsel.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the mutual consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$250.00, and to be applied to the Tenants account on or before April 30, 2026. This amount will be applied to the rent owing for May 2026.
2. If the Landlord does not pay the Tenants the full amount owing 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.
3. Pursuant to the agreement of the parties, this resolves the application before the Board.

April 9, 2026
Date Issued

Dana Wren

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.