



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-025522-26

In the matter of: 482 Whitmore Ave
Toronto On M6E2N8

Between: Carolyn A Noonan Tenant

and

Rozmin Patel Landlord

Carolyn A Noonan (the 'Tenant') applied for an order determining that Rozmin Patel (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 scheduled to be heard by videoconference on April 15, 2026. Instead, the parties participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. Once the Tenant provides the Landlord with the rental unit's hydro bills/invoices for the time period from January 1, 2026, to March 31, 2026, the Landlord will cover 50% of the cost by paying the utility company directly. This does not include any late fees or interest charges.
2. The Landlord will provide a rent abatement to the Tenant in the amount of \$1,800.00 by way of reduction from the lawful rent for May 2026.
3. If the Tenant is in arrears with any utility company as of April 30, 2026, then the Landlord reserves the right to divert the \$1,800.00 directly to a utility company.
4. The law states that the Tenant must provide 60 days notice to terminate a tenancy, however the Landlord will accept 45 days notice for this Tenant.

April 20, 2026
Date Issued

Lindsay Phomin
Hearings Officer, 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.