



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-045174-24

In the matter of: 215, 212, 214, and 308, 38 ABELL STREET
Toronto ON M6J0A2

Between: Aaron Poole (unit 212) Tenants
Angelina Molina (unit 215)
Kobena Acquaah-Harrison (unit 214)
Mohsen Jamal (unit 308)

And

City of Toronto Landlord

Aaron Poole (unit 212), Angelina Molina (unit 215), Kobena Acquaah-Harrison (unit 214), Mohsen Jamal (unit 308) (the 'Tenants') applied for an order determining that City of Toronto (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 April 23, 2026.

The Tenants's legal representative, Christopher Karas, the Tenantss, Aaron Poole (unit 212), Angelina Molina (unit 215), Kobena Acquaah-Harrison (unit 214) and the Landlord's legal representative, Christopher Henderson attended the hearing.

Background:

1. The original application was filed by Triangle Lofts Tenants Association on June 6, 2024, which was a combined T1, T2, and T6 application.
2. An Adjudicative Case Conference (ACC) was held by video conference on February 26, 2025, where Member Nancy Morris issued an Interim Order (LTB-T-045174-24-IN) on March 11, 2025. The Interim Order dismissed the T1 and T2 portions of the application. The Interim Order also directed the Tenants' legal representative to amend the application to identify the individual Tenants who are parties to the multi-tenant application, as a Tenants' association cannot be a named Tenant pursuant to the *Residential Tenancies Act, 2006*.
3. During the ACC, Member Morris also made the determination that the City of Toronto is the Landlord for the residential complex.
4. The City of Toronto became the Landlord of the residential complex on February 4, 2025 when the transfer of Receivership from the previous Landlord(s) took effect. The Receivership Order issued on January 11, 2024 by the Ontario Superior Court of Justice

provides that “no proceed or enforcement process in any court or tribunal, shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.”

Determinations:

Amending the application

5. At the hearing, the Tenants’ legal representative requested that the application be amended to properly identify the Tenants who are parties to the multi-tenant application. The representative further advised that the Tenants in units 202, 206, 302, 306, and 312 no longer wished to proceed. Accordingly, the application is amended to reflect only those Tenants who remain parties and to remove those who have withdrawn.
6. The Tenants’ legal representative submitted that the issues are ongoing; however, the period for which compensation is sought relates to a time when the City of Toronto was not the Landlord and, pursuant to the Receivership Order, is not liable. In addition, I find that a multi-tenant application is not appropriate in the circumstances, as the impact of the alleged issues varies between Tenants and their respective rental units.
7. To preserve the Tenants’ rights, the Tenants’ legal representative requested that the application be withdrawn so that individual Tenant applications may be filed against the current Landlord in respect of issues arising on or after February 4, 2025. In the circumstances, I consented to the request, and the application is withdrawn.

It is ordered that:

8. The application having been withdrawn, the LTB's file is closed.

April 28, 2026

Date Issued

Christina Philp

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.