



Order under Sections 30/31 Residential Tenancies Act, 2006

File Number: LTB-T-060441-25

In the matter of: 707, 2600 DON MILLS RD
NORTH YORK ON M2J3B4

Between: Mihir Patel
Shreya Mihir Patel
Yash Patel

Tenants

And

Hunters Lodge Apartments Inc.

Landlord

Mihir Patel, Shreya Mihir Patel and Yash Patel (the 'Tenants') applied for an order determining that Hunters Lodge Apartments Inc. (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 27, 2026.

The Tenants, Mihir Patel and Yash Patel, and the Landlord's legal representative, Howard Levenson, attended the hearing. The Tenants confirmed they had the authority to speak on behalf of all named Tenants.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The Landlord shall pay to the Tenants \$400.00 as a credit towards the May 1, 2026 rent. This amount reflects a credit for the Tenants' reassignment costs.
2. This resolves all issues relating to the tenancy as of the hearing date.

May 4, 2026
Date Issued

Terri van Huisstede
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.