



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-068138-25

In the matter of: 210, 2370 KHALSA GATE
Oakville ON L6M1P5

Between: Christopher Gabriel Karafilov Tenants
Sandra Lorraine Clark

And

Rosy Yackeline Abreu Salas Landlords
Jesus Rafael Laborit Ramos

Christopher Gabriel Karafilov and Sandra Lorraine Clark (the 'Tenants') applied for an order determining that Rosy Yackeline Abreu Salas and Jesus Rafael Laborit Ramos (the 'Landlords') failed to meet the Landlords' 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 Landlord, Rosy Yackeline Abreu Salas, the Landlords' legal representative, Eric Spalvieri, and the Tenants attended the hearing.

At the hearing, the parties requested the following order on consent.

On consent, it is ordered:

1. The Landlords shall pay the Tenants \$279.45 for a rent abatement on or by April 30, 2026.
2. If the Landlords do not pay the Tenants the full amount owing by April 30, 2026, the Tenants may recover this amount by deducting the amount from the rent owing for the month of May 2026.
3. This order resolves all issues relating to the tenancy as of the hearing date.

April 30, 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.