



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-070380-25

In the matter of: 7, 65 Havenbrook blvd
Toronto ON M2J1A7

Between: Yahia Elsaadani Tenant

And

Medallion Cooperation Landlord

Yahia Elsaadani (the 'Tenant') applied for an order determining that Medallion Cooperation (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.

An Adjudicative Case Conference (ACC) was held by videoconference on April 28, 2026.

The Tenant, the Landlord's legal representative, Samuel Korman, and the Landlord's agent, Yvonne Yorke, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission

It is ordered on consent that:

1. On or before July 31, 2026, the Landlord shall replace the window in upstairs bedroom on the north side, also known as the Tenant's child's bedroom.
2. On or before July 31, 2026, the Landlord shall repair, or if repairs are not possible, replace all other windows in the rental unit.
3. On or before July 31, 2026, the Landlord shall repair, or if repair is not possible, replace the entry door to the rental unit.
4. If the Landlord does not comply with paragraphs 1 through 3 of this order by July 31, 2026, the Tenant can file a T2 application about tenant rights.

May 1, 2026
Date Issued

Melissa Anjema

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.