



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-043073-25

In the matter of: 201, 210 Woodridge Crescent
Nepean ON K2B8E9

Between: Sabria Mohamed Tenant

And

Accora Village Landlord

Sabria Mohamed (the 'Tenant') applied for an order determining that Accora Village (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 30, 2026.

The Tenant, the Tenant's Support, Abdurazagh Mansur, and the Landlord's Representatives, Lyon Gilbert and Renee Cunningham, attended the ACC.

At the ACC, the parties consented to the following order.

The parties agreed:

1. The terms contained in this order resolve the Tenant's T6 application and resolve all maintenance issues as it pertains to the rental unit to the date of the ACC.

It is ordered on consent that:

1. The Landlord shall attend to the following maintenance on or before May 31, 2026:
 - a) The Landlord shall install, repair, or replace the baseboards under the kitchen cabinets by the sink as required.
 - b) The Landlord shall install, repair, or replace the kitchen floor that is lifting or peeling in front of the kitchen sink.
 - c) The Landlord shall investigate the kitchen sink backflow issue and repair as required.
2. If the Landlord does not complete the repairs as required under paragraph 1 above or if these issues reoccur after the repairs are completed, the Tenant may file a new application

after May 31, 2026.

May 5, 2026
Date Issued

Nicole Pedron
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.