



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

File Number: LTB-T-076690-25

In the matter of: 203, 58 MAITLAND ST
TORONTO ON M4Y1C5

Between: Viktoriia Kovalenko Tenant

And

Living Properties LTD. Landlord

Viktoriia Kovalenko (the 'Tenant') applied for an order determining that Living Properties LTD. (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 May 5, 2026. The Tenant and the Landlord's legal representative Richard Hissey attended the hearing.

The parties consented to the following order.

On consent it is ordered that:

1. The Landlord shall pay to the Tenant a rent abatement in the amount of \$3,000.00.
2. If the Landlord does not pay the Tenant the full amount owing by June 5, 2026, the Landlord will owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

May 8, 2026
Date Issued

Fabio Quattrociochi
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.