



Order under Sections 30 & 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-077854-25 &
LTB-T-070672-25

In the matter of: Apt 1201, 2391 Central Park Drive
Oakville ON L6H0E4

Between: Pallavi Duggal Tenant

And

Tamara Glikovsky Landlord

Pallavi Duggal (the 'Tenant') applied for an order determining that Tamara Glikovsky (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, LTB-T-077854-25 (the 'T2 Application'); and
- 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, LTB-T-070672-25 (the 'T6 Application').

An Adjudicative Case Conference ('ACC') was held by videoconference on May 6, 2026 with respect to the T2 Application. The Tenant and the Landlord's Legal Representative, Liam Walker, attended the ACC.

At the ACC, the parties consented to the following order to resolve the T2 Application and the T6 Application (collectively the 'Applications'). I was satisfied that the parties understood the terms of the consent and the consequences of them.

It is ordered on consent that:

1. In full and final satisfaction of the Applications, the Landlord shall pay the Tenant \$2,484.60. This amount shall be paid by rent waiver and/or deduction as follows:
 - the rent for June 2026, which is \$2,114.00, shall be waived in its entirety and shall not be payable or owed by the Tenant; and
 - \$370.60 shall be deducted from the July 2026 rent and the Tenant shall only be required to pay the remaining rent of \$1,743.40.

2. The Landlord shall ensure that the outstanding repairs and/or replacements, being the toilet tank cover replacement and repairing the leak in the bedroom, including repairing any damage to the floor caused by the leak in the bedroom, are completed on or before September 30, 2026.
3. If the Landlord does not complete the aforesaid repairs by September 30, 2026, then starting Oct 1, 2026 the Tenant may deduct 5.00% from the monthly rent until the repairs are completed.
4. This resolves and any all issues arising from the Applications.

May 12, 2026
Date Issued

Rachel Gibbons
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.