



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

File Number: LTB-T-074009-25

In the matter of: 305, 650 parliament st
toronto ON M4X1R3

Between: niusha bidram Tenant

And

wellesley apartments Landlord

niusha bidram (the 'Tenant') applied for an order determining that wellesley apartments (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 4, 2026.

The Tenant attended the hearing. The Landlord was represented by Charlie Bobrowsky.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$150.00 in satisfaction of the issues raised in the Tenant's application.
2. The Landlord shall pay the Tenant the full amount owing by June 15, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 15, 2026, the Landlord will owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
4. The parties agree that this settlement fully resolves all issues arising from the tenancy between them and does not constitute an admission of liability by the Landlord

May 15, 2026
Date Issued

Bryan Delorenzi
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.