



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018335-26

In the matter of: 304, 2405 QUEEN ST E
TORONTO ON M4E1H6

Between: Westwood Holdings Inc. Landlord

And

Erica Brown Tenant

Westwood Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Erica Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord's legal representative Bryan Rubin and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request. The Tenant did not object.
2. The Tenant raised several issues pursuant to section 82 of the Act. The two issues that did not involve the arrears on the L1 Application were maintenance issues involving the toilet and kitchen faucet. The Tenant was seeking repair and/or replacement of both items. On consent, the Landlord agreed to inspect the rental unit within a reasonable time and conduct any necessary repairs to the toilet and kitchen faucet.
3. The Tenant also sought costs from the Landlord in the amount of \$600.00 as she missed one day of work to prepare for the hearing and another for the hearing date. Pursuant to Interpretation Guideline 3 on Costs:

"A Member has the discretion to require a party, a party's agent or a party's legal representative to pay, as costs, any representation or preparation expenses of another party where the conduct of the party, a party's agent or a party's legal representative was unreasonable. Conduct is unreasonable if it causes undue expense or delay"

4. As the Tenant brought their own issues to the Board pursuant to section 82 of the Act, they required a hearing. The hearing was required regardless of the Landlord withdrawing the application. In the circumstances of the application, it would be inappropriate to order any costs against the Landlord as there was no conduct that was unreasonable that caused undue expense or delay.

It is ordered on consent that:

5. Within a reasonable time, the Landlord shall inspect the rental unit and conduct all necessary repairs to both the kitchen faucet and toilet.
6. The arrears portion of the application is withdrawn.

May 13, 2026
Date Issued

Brett Lockwood
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.