



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

File Number: LTB-T-079955-25

In the matter of: 307, 575 Adelaide Street West
Toronto ON M6J3R8

Between: Kane Luke Tenant
Maria Mathe

And

TORONTO COMMUNITY HOUSING Landlord

Kane Luke and Maria Mathe (the 'Tenant') applied for an order determining that TORONTO COMMUNITY HOUSING (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.

Prior to the hearing of this matter, the parties agreed to engage in mediation with the assistance of a Dispute Resolution Officer. The mediation was held on May 11, 2026. The Tenants, the Landlord's representative, Lee-Anne Thibert, and the Landlord's agent, Camille Abraham, participated in the mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Landlord shall pay the Tenants the sum of \$1,000.00. This amount represents a full and final settlement of all matters at issues in the application.
2. The Landlord shall apply the full amount owing to the Tenants, as set out in this order, as a credit to the Tenants' rent ledger on or before May 24, 2026.
3. If the Landlord fails to comply with paragraph 2 of this order, the Tenants have the right to collect the full amount owing or any outstanding balance.

May 13, 2026
Date Issued

Nancy Fahlgren
Hearings Officer, 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.