



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-081288-25

In the matter of: 303, 2985 Seminole St
Windsor ON N8Y1Y1

Between: Pinto Kropek Tenant

And

2985 Seminole Street Holdings Inc. Landlord
Jade and Company Property Management

Pinto Kropek (the 'Tenant') applied for an order determining that 2985 Seminole Street Holdings Inc. and Jade and Company Property Management (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on May 13, 2026.

The Tenant, the Tenant's Legal Representative Richard Lammers, and the Landlord's Legal Representative Cameron Parrott attended the hearing.

At the hearing, the parties consented to the following order.

Background:

1. Consent order LTB-L-100665-24 was issued on March 19, 2025, requiring the Tenant to keep the rental unit compliant with fire safety requirements and to prepare the unit for pest treatment as needed.
2. The Landlord filed an L4 application to the Board and an ex parte order was issued. The Tenant filed a set aside motion which was resolved by order LTB-L-037873-25-SA, issued on August 19, 2025. This order clarified the initial consent terms, providing more specific requirements for the Tenant to meet.
3. The Landlord filed a second L4 application to the Board and an ex parte order was issued. The Tenant filed a set aside motion which was resolved by order LTB-L-073915-25-SA, issued on April 22, 2026. The motion was granted on consent.
4. The intention of the parties in the current application was to establish a procedure which would be followed prior to the Landlord filing further L4 applications to ensure the Tenant is receiving accommodation under the *Human Rights Code*, and to avoid unnecessary legal proceedings.

It is ordered on consent that:

1. The Landlord may enter the rental unit after giving the Tenant 24 hours' notice in accordance with section 27 of the *Residential Tenancies Act* (2006) (the 'Act').
2. If pest treatment is needed, the Landlord shall provide to the Tenant a specific list detailing what needs to be done to prepare the rental unit for pest treatment.
3. If the Tenant requires accommodation to prepare the rental unit, the Tenant shall make a specific request to the Landlord outlining the accommodation he needs within 48 hours of the Landlord's list being provided.
4. The Landlord shall accommodate the Tenant in accordance with the Tenant's request.
5. The Landlord may file an L4 application to the Board alleging a breach of the terms outlined in order LTB-L-037873-25-SA if:
 1. The Tenant continues to be in breach of the order after the Landlord provides the requested accommodation; or
 2. In the Landlord's view, the accommodation rises to the level of undue hardship. This will then be an issue to be determined at a hearing, should the Tenant file a set aside motion.
6. The Landlord will notify the Tenant if and when they file an L4 application to the Board.

May 14, 2026
Date Issued

Kate Sinipostolova
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.