



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

File Number: LTB-T-085662-25

In the matter of: 1412, 650 PARLIAMENT ST
TORONTO ON M4X1R3

Between: Roodabeh Parvaresh Tenant

And

Wellesley Parliament square Landlord

Roodabeh Parvaresh (the 'Tenant') applied for an order determining that Wellesley Parliament square (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 12, 2026.

The Landlord's legal representative Charlie Bobrowski, and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$350.00 on or before May 31, 2026, which shall be paid as a credit applied to the Tenant's rent ledger.
2. Within 30 days of the date of this order, the Landlord shall ensure that the repaired wall is sanded and painted.
3. The Landlord shall take all reasonable steps to follow up with the cabinet maker to promptly obtain the missing shelf and cabinet door for the kitchen cabinets/cupboards.
4. The Landlord shall forthwith install the shelf and cabinet door upon receiving them from the cabinet maker.

May 20, 2026
Date Issued

Kyle McGraw
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.