



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

File Number: LTB-T-086212-25

In the matter of: 701, 105 WEST LODGE AVE
TORONTO ON M6K2T8

Between: Sabrina Savannah Szydlowska Tenant

And

Koreta Thames Landlord

Sabrina Savannah Szydlowska (the 'Tenant') applied for an order determining that Koreta Thames (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 14, 2026.

The Landlord's legal representative Peter Lopez 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 The Tenant's T6 application is withdrawn.
2. The tenancy between the Landlord and the Tenant is terminated on November 30, 2025.
3. The Landlord shall not file any application for arrears of rent in relation to the tenancy.
4. The Landlord waives any entitlement to file an L10 application for rent arrears.
5. The Landlord shall not file with a Court or collection agency, or otherwise pursue collection of any arrears of rent alleged to be outstanding.

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.