



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-009170-26

In the matter of: 302, 320 TWEEDSMUIR AVE
Toronto ON M5P2Y3

Between: Kathryn Testani Tenant

And

Morguard Corporation Landlord

Kathryn Testani (the 'Tenant') applied for an order determining that Morguard Corporation (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 20, 2026.

Natalia Abiniakine appeared as the Landlord's legal representative. The Tenant attended the hearing and was represented by Jeffrey Testani.

During mediation, the parties agreed that:

- The monthly rent includes a storage space.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The current legal rent for this unit is \$928.38 per month, inclusive of parking.

May 22, 2026
Date Issued

Andrew Rowell
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.