



Order under Section 31 Residential Tenancies Act, 2006

Date: 2026-06-02

File Number: LTB-T-059353-23

In the matter of: 17, 135 MacLaren Street
Ottawa ON K2P0K8

Between: Hesameddin Abbaspour Tazehkand Tenant

And

CLV Group Landlord

Hesameddin Abbaspour Tazehkand (the 'Tenant') applied for an order determining that CLV Group (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (*T2 Application*)
- 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 (*T6 Application*)

This application was heard by videoconference on May 26, 2026. The Landlord's Agent, Brad McGahan, represented by Daniel Abraham, and the Tenant attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall replace the Tenant's stove and refrigerator with a brand-new stove and refrigerator on or before June 30, 2026.
2. The Landlord shall apply \$550.00 to the Tenant's rent ledger on or before June 7, 2026.
3. This order resolves the Tenant's T2 and T6 applications.

June 2, 2026
Date Issued

Jane Dean
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.