



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

File Number: LTB-T-008314-25

In the matter of: 705, 525 WYANDOTTE ST W
WINDSOR ON N9A5X7

Between: Wadea Jarjees Tenant

And

525 Wyandotte Inc. Landlord

Wadea Jarjees (the 'Tenant') applied for an order determining that 1000198536 Ontario Ltd. 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. On consent the application is updated to name 525 Wyandotte Inc. (the 'Landlord') as the current Landlord.

This application was heard by videoconference on May 28, 2026.

The Landlord's legal representative, Kira Passell, the Tenant, the Tenant's agent, Amani Abdulla, and the Tenant's legal representative, Taleen Kasbarian, attended the hearing. An interpreter was also present for the Tenant.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The correct current Landlord, and proper respondent to the application, is 525 Wyandotte Inc. The numbered company is no longer the landlord and is removed as a party to the application.
2. The rent for the period of June 2024 is waived as part of this resolution. The parties agree that there are no rental arrears for the period ending May 31, 2026.
3. The parties agree this is a full and final resolution of all issues up to May 28, 2026 in the tenancy.

On consent it is ordered that:

1. The Landlord shall pay the Tenant \$2,700.00 by May 31, 2026. The payment shall be made either by e-transfer to the Tenant's agent, Amani Abdulla, or by cheque payable to the Tenant delivered to the legal aid clinic assisting the Tenant.
2. This is a full and final resolution of all issues in the tenancy up to May 28, 2026.

June 2, 2026
Date Issued

Dawn Carr
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.