



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-089938-25

In the matter of: 1605, 250 Frederick Street
Kitchener ON N2H2N1

Between: Nikolaus Zeis Tenant

And

250 Frederick Inc. Landlord

Nikolaus Zeis (the 'Tenant') applied for an order determining that 250 Frederick Inc.(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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally.

An Adjudicative Case Conference (ACC) was held by videoconference on May 28, 2026.

The Tenant, the Tenant's legal representative, Veronica Jimenez Munoz, and the Landlord's agent, Darren Fink, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

1. At the ACC the parties agreed that the lawful monthly rent is \$956.25.
2. The parties further agreed that the Tenant is assigned to underground parking in parking spot number 87. Payment of the Tenant's parking spot is included in the Tenant's lawful monthly rent of \$956.25.
3. The Landlord shall pay the Tenant by certified cheque or money order and shall contact the Tenant's legal representative when payment is ready to be collected.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$5,706.25 which represents the following:
 - \$4,750.00 for reimbursement of parking fee (\$250.00 per month for 19 months); and
 - \$956.25 for one month rent abatement.
2. If the Landlord does not pay the Tenant the full amount owing by July 3, 2026, the Landlord will owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 4, 2026
Date Issued

Melissa Anjema
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.