



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-016049-25

In the matter of: 815, 520 WELLINGTON ST
LONDON ON N6A3R2

Between: MATTHEW STAHL Tenant

And

CENTENNIAL HOUSE C/O BRIARLANE
RENTAL PROPERTY MANAGEMENT Landlord

MATTHEW STAHL (the 'Tenant') applied for an order determining that CENTENNIAL HOUSE C/O BRIARLANE RENTAL PROPERTY MANAGEMENT (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.

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

The Tenant, the Tenant's legal representatives Emily Ward and Hetham Karky, the Landlord's agent Sheila Venter, and the Landlord's legal representative, Leo Corsetti, 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.

It is ordered on consent that:

1. The Landlord shall place no smoking signs in the stairwells, at all elevator landings, and in the lobby of the residential complex.
2. The Landlord shall pay to the Tenant \$2,856.00. This total (rounded up) represents:
 - \$1,670.12 for reimbursement of the Tenant's out-of-pocket expense for purchase of an air purifier;
 - \$1,132.50 for rent abatement of one month; and
 - \$53.00 for reimbursement of the Tenant's filing fee.
3. The payment from the Landlord to the Tenant as stated in paragraph two will be applied towards the Tenant's rent as follows:

- \$1,189.93 applied to June 2026
- \$1,189.93 applied to July 2026
- \$476.34 applied to August 2026

June 5, 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.