



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090910-25

In the matter of: 302, 612 DAWES RD
EAST YORK ON M4B2G8

Between: George Mahon Tenant

And

Akelius Property Management Landlord

George Mahon (the 'Tenant') applied for an order determining that Akelius 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's agent, Ashlyn Mahon, the Landlord's agent Nichola Rodney, and the Landlord's legal representative, Emily Barbati, 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 not take any action against the Tenant in relation to smoking complaints received prior to the date of the ACC, including but not limited to verbal warnings, written warnings, or LTB notices of termination.
2. If the Landlord receives any future smoking complaints, no action shall be taken against the Tenant unless the Landlord has first conducted a thorough investigation, which shall include:
 - Conducting a smell check on the third floor of the residential complex;
 - Knocking on the Tenant's door and, with the Tenant's consent, entering the unit to check for evidence of smoking; or
 - Providing at least 24 hours' written notice to enter the unit to check for evidence of smoking.

3. Should the Landlord fail to comply with the terms of this consent order, the Tenant may file a fresh T2 with the Landlord and Tenant Board in relation to the Landlord's breach of a Board order.

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.