



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-091276-25

In the matter of: 101, 284 LAWRENCE AVE W
TORONTO ON M5M1B3

Between: Christine Thai Tenant

And

Urban Properties Corporation c/o LandLord Landlord
Property & Rental Management Inc.

Christine Thai (the 'Tenant') applied for an order determining that Urban Properties Corporation c/o LandLord Property & Rental Management 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.

An Adjudicative Case Conference was held by videoconference on June 2, 2026.

The Tenant and the Landlord's legal representative, Ian Shemesh, 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 provide the currently assigned parking spot (south most spot of the outdoor parking) on a permanent basis to the Tenant until the end of the tenancy.

June 10, 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.