



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

File Number: LTB-T-089457-25

In the matter of: 3, 67 BALDWIN ST
TORONTO ON M5T1L5

Between: Janeka Chantelle Berry Tenant

And

Tim Tsang Landlord

Janeka Chantelle Berry (the 'Tenant') applied for an order determining that Tim Tsang (the 'Landlord') 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.

This application was heard by videoconference on May 26, 2026.

The Landlord's Legal Representative Hoi Fai Alvin Chan and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. On or before June 5, 2026, the Landlord shall enter the rental unit to conduct an inspection and identify any maintenance issues within the rental unit.
2. The Landlord agrees to address any maintenance issues in the rental unit within a reasonable time, including by performing a spray treatment to remove pests from the rental unit if necessary.
3. This resolves the Tenant's Application.

June 4, 2026
Date Issued

Reid Jackson

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.