



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-093729-25

In the matter of: 01, 421 Kent Street
Whitby ON L1N4Y7

Between: Tatiana Fiorela Henrique Tenant

And

Nawaz Hirani Landlord

Tatiana Fiorela Henrique (the 'Tenant') applied for an order determining that Nawaz Hirani (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 June 4, 2026, following an adjudicative case conference held with all parties present.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties understood the consequences of entering into this order on consent.

It is ordered on consent that:

1. The Tenant agrees to cooperate with the Landlord and his agents to ensure the flooring work can proceed as expediently as possible.
2. On or before June 8, 2026, the Landlord will contact his insurance providers to arrange a timeframe for the work to be completed. As soon as Mr. Hirani is aware of the proposed period of work, he will email Ms. Henrique with proposed dates.
3. Upon being notified of the dates of work, the Tenant shall take all necessary steps are taken to ensure the Landlord's contractors have the necessary access to the Tenant's unit, including:
 - a. Making arrangements for removing her belongings from the unit and storing them for the duration of the work.
 - b. Ensuring all occupants (and pets) are outside of the rental unit during the work window.

- c. Ensuring the Landlord and his agents have unimpeded access to the rental unit during the work window.
4. The Landlord will take all reasonable steps to ensure contractors are able to complete the work within the timeframe provided and will promptly inform the Tenant when the work is completed in writing, so she can regain access to the unit in a timely manner.
5. If the work is not completed by the end of the proposed work period, the Landlord shall reimburse the Tenant for any additional time she must remain outside the unit by deducting \$41.10 per day from the rent owing for the rental unit. For clarity, there is no obligation for reimbursement of rent during the work window agreed to by the parties.
6. This order is a full and final resolution of the Tenant's application.

June 12, 2026
Date Issued

Jeremy Henderson
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.