



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-094818-25

In the matter of: 314, 111 ST CLAIR AVE W
TORONTO ON M4V1N5

Between: Griffin Brown Tenant

And

Jung Cha Min Landlord
Baytree Property Management Inc

Griffin Brown (the 'Tenant') applied for an order determining that Jung Cha Min and Baytree Property Management Inc (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 8, 2026.

The Landlord, the Landlord's support person, Christine Min, the Landlord's Agents Shin Lee and Dong Jun Kin, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. A flood in the rental unit occurred on or about July 22, 2025, which rendered the rental unit uninhabitable. The Tenant has temporarily vacated the rental unit and waiting for the installation of the kitchen to return.
2. The Landlord shall take all reasonable to install the kitchen and return vacant possession to the Tenant on or before July 8, 2026.
3. The Landlord has returned three months of rent to the Tenant that the Tenant had paid during the period that the rental unit was uninhabitable up to November 30, 2025.

On consent, it is ordered that:

1. The Landlord shall take all reasonable steps to ensure the kitchen is installed in the rental unit and return vacant possession to the Tenant on or before July 8, 2026.

2. The Landlord shall keep the Tenant updated with any information regarding the installation of the kitchen and the return of vacant possession of the rental unit to the Tenant.
3. This resolves all issues in the application up to the date of the hearing.

June 11, 2026
Date Issued

Paula West Oreskovich
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.