



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

File Number: LTB-T-094798-25

In the matter of: 82 MULOCK AVE
TORONTO ON M6N3C6

Between: BRANDY LYNN SALIKIN Tenant
KEVIN CADOGAN

And

XINDE XIA Landlord

BRANDY LYNN SALIKIN and KEVIN CADOGAN (the 'Tenant') applied for an order determining that XINDE XIA (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 and the first named Tenant attended the hearing. The first named Tenant indicated she was in a position to consent on behalf of the second named Tenant.

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

On consent it is ordered that:

1. The Landlord shall pay to the Tenant \$300.00 on or before June 19, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by June 19, 2026, the Landlord will owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.
3. This resolves all the issues in the application and in the tenancy 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.