



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

File Number: LTB-T-090052-25

In the matter of: 209, 260 GAMBLE AVE
EAST YORK ON M4J2P3

Between: Aaron Virsunen
false Tenant

And

Greenwin Landlord

Aaron Virsunen and false (the 'Tenant') applied for an order determining that Greenwin (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 28, 2026.

The Tenant and the Landlord's representative, Matt Anderson, attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$500.00 in resolution of the Tenant's claims in the application. This amount shall be deducted from the rent for July 2026.
2. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.

June 22, 2026
Date Issued

Sonia Anwar-Ali
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.