



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-087896-25

In the matter of: 209, 200 GARDEN ST
WHITBY ON L1N3W4

Between: Alejandro De La Cruz Tenant

And

Whitby Mary Apartments Ltd. Landlord

Alejandro De La Cruz (the 'Tenant') applied for an order determining that Whitby Mary Apartments Ltd. (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 came before the Board for an Adjudicative Case Conference ('ACC'), which was heard by videoconference on June 15, 2026. The Tenant and the Landlord's Legal Representative, Amy McCue, attended the ACC.

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

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$2,000.00 by July 31, 2026 in full and final satisfaction of the T6 application.
2. If the Landlord does not pay the Tenant the full amount owing on or before July 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4% annually on the balance outstanding.

June 17, 2026
Date Issued

Curtis Smith
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.