



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-096780-25

In the matter of: 245 MCROBERTS AVE
TORONTO ON M6E4P3

Between: Jack Hambidge Tenant

And

Elevate Realty Inc Brokerage Landlord

Jack Hambidge (the 'Tenant') applied for an order determining that Elevate Realty Inc Brokerage (the 'Landlord'):

- withheld or interfered with their vital services or care services and meals in a care home (T2 application); and
- 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 (T6 application).

An Adjudicative Case Conference ("ACC") was held by videoconference on June 16, 2026.

The Landlord's Representative, Robin Panchan, the Landlord's Agent, Renee Petrie, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Tenant has not made and will not make any claims through their insurance in relation to this matter.
2. The terms contained in this order resolve all issues in the Tenant's T2 and T6 applications.

It is ordered on consent that:

1. In full satisfaction of the Tenant's T2 and T6 applications the Landlord shall pay to the Tenant \$375.00.

2. The Landlord shall pay the Tenant the amount set out in paragraph 1 via etransfer, on or before June 30, 2026.

June 19, 2026
Date Issued

Nicole Pedron
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.