



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-072256-24-RV

In the matter of: room 44, 343 KANE AVE
YORK ON M6M3N9

Between: Isabelle Leboeuf Tenant

And

Kenneth Paul Llasz Landlord

Isabelle Leboeuf (the 'Tenant') applied for an order determining that Kenneth Paul Llasz (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant. **(T2 Application)**
- 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)**

The application was originally resolved by order LTB-T-072256-24 issued on February 18, 2026.

On March 3, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 4, 2026, interim order LTB-T-072256-24-RV-IN was issued, staying the order issued on February 18, 2026.

This review application was heard by videoconference on April 16, 2026. The review was granted and the matter adjourned to a denovo hearing.

The denovo hearing of this application was heard by videoconference on June 17, 2026.

The Tenant's Legal Representative, Jimmy Gangadin, the Tenant, the Landlord's Legal Representative, George Harasymowycz, and the Landlord attended the hearing.

After a contested hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered that:

1. The total amount the Landlord shall pay to the Tenant the amount of \$1,500.00 by July 24, 2026.
2. The Landlord shall direct the payment set out in paragraph 1 to the Tenant's representative.
3. If the Landlord does not pay the Tenant the full amount owing by July 24, 2026, the Landlord will owe interest. This will be simple interest calculated from July 25, 2026 at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Julie Broderick
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.