



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-098590-25

In the matter of: 4108, 39 Roehampton Ave
Toronto ON M4P0G1

Between: Rosemarie Nalini Smith Tenant

And

Sachin Arora Landlord

Rosemarie Nalini Smith (the 'Tenant') applied for an order determining that Sachin Arora (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 17, 2026.

The Tenant and the Landlord attended the hearing.

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

It is ordered on consent that:

1. The Landlord owes the Tenant \$1,200.00, to be applied as a \$100.00 rent abatement each month from July 1, 2026, to June 30, 2027.
2. If the tenancy terminates earlier than June 30, 2027, for any reason, the Tenant is entitled to deduct the balance outstanding from the rent due for the month preceding the last month of the tenancy.

June 19, 2026
Date Issued

Kate Sinipostolova
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.