



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-093464-25

In the matter of: 202, 673 Dundas St
London ON N5W2Z1

Between: Samuel Menezes de Souza Tenant

And

1000940595 Ontario Inc Landlord

Samuel Menezes de Souza (the 'Tenant') applied for an order determining that 1000940595 Ontario Inc (the 'Landlord'):

- collected or retained money illegally (T1 Application).
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application).
- withheld or interfered with their vital services or care services and meals in a care home (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).

This application was heard by videoconference on June 17, 2026.

The Tenant and the Landlord's Agent Harpreet Singh attended the hearing.

At the hearing, the parties consented to the following order to resolve the T2 and T6 Applications. The claim in the T1 Application was not properly filed, and the Tenant intends to file a different application to resolve it.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$500 on or before August 31, 2026. The payment shall be made via e-transfer to samuels7@hotmail.com.
2. If the Landlord does not pay the Tenant the full amount owing in accordance with paragraph 1 of this order, the Landlord will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

June 23, 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.