



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-098298-25

In the matter of: 1005, 25 Nicholas Ave
Toronto ON M5A0M9

Between: Zena Mohamed Tenant
Ranna Mokhtar

And

Daniels Asset Management Corp. Landlord

Zena Mohamed and Ranna Mokhtar (the 'Tenant') applied for an order determining that Daniels Asset Management Corp. (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 Zena Mohamed, the Landlord's Legal Representative Cathy Corsetti, and the Landlord's Agent Genevieve Chessie attended the hearing.

Determinations:

1. The Tenant filed her application on November 21, 2025, alleging that the toilet in the rental unit was continuously running and leaking starting on September 30, 2024. At the hearing, the Tenant confirmed that the Landlord repaired the toilet on October 3, 2024. The Tenant explained that, although the issue occurred in 2024, she only discovered the increased water bill arising from it in August 2025, which led her to file the application.
2. Pursuant to section 29(2) of the Act, "No application may be made under subsection (1) more than one year after the day the alleged conduct giving rise to the application occurred."
3. The cause of action in this application is the toilet leaking, which occurred past the limitation period under subsection 29(2) of the Act. The increased water bill is a remedy arising from the toilet leaking, not a new maintenance issue. Therefore, the Board does not have the jurisdiction to hear the application, and it must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

June 25, 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.