



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-097147-25

In the matter of: 205, 260 Gamble Ave
East York ON M4J2P3

Between: Michael McAllister Tenant

And

Greenwin Corp Landlord

Michael McAllister (the 'Tenant') applied for an order determining that Greenwin 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 and the Landlord's Legal Representative Matt Anderson attended the hearing.

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

It is ordered on consent that:

1. On or before July 3, 2026, the Landlord shall conduct an air quality test in the rental unit.
2. On or before August 15, 2026, the Landlord shall inspect and repair, as required, the exterior flashing of the residential complex to ensure no water penetrates the wall.
3. Within 15 days of completing the exterior flashing repairs, the Landlord shall carry out mould remediation and/or plaster and paint repairs as required.
4. The Landlord shall pay to the Tenant \$500.00 by a rent abatement applied to the month of July 2026. The Tenant is entitled to deduct this amount from the rent due for that month.
5. This order resolves all tenant issues to June 17, 2026.

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.