



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-105884-25

In the matter of: B, 134 Elgin Steet East
Belleville , Madoc On K0K1K0

Between: Rhonda Tokley Tenant

And

Bobitaa Maaendrarajah Landlord

Rhonda Tokley (the 'Tenant') applied for an order determining that Bobitaa Maaendrarajah (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 25, 2026.

The Tenant and the Landlord's representative, Vashtie Doorga, attended the hearing.

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

It is ordered on consent that:

1. On or before July 10, 2026, the Landlord shall have a technician attend the property to investigate the disruption to the supply of water at the rental unit.
2. On or before July 10, 2026 the Landlord shall investigate the issue of the Tenant's front entrance door popping open and rectify any disrepair no later than July 31, 2026.
3. In resolution of the Tenant's T6 application, the Landlord agrees to compensate the Tenant \$941.00 which represents her out of pocket expenses and provide a further \$2,096.00 rent abatement. These amounts shall be deducted from the arrears owing to June 30, 2026 in the amount of \$8,037.00, reducing the arrears owed to \$5,000.00.
4. The Tenant agrees to pay the arrears owing to June 30, 2026 of \$5,000.00 on or before June 26, 2026 and agrees to pay the rent on time and in full going forward.

June 30, 2026
Date Issued

Sonia Anwar-Ali

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.