



Mediation Agreement
Residential Tenancies Act, 2006

In the matter of: 1, 306 GLADSTONE AVENUE
TORONTO ON M6J 3L6

Between: CALHOUN ALEXANDER B. KEATING TENANT
MALAY

and

QIAN LI LANDLORD

The Tenant filed T2 and T6 applications under the Residential Tenancies Act, 2006 (RTA) regarding Tenant rights and maintenance.

The application was mediated by Chris Jackson, a Dispute Resolution Officer with the Landlord and Tenant Board. The Tenant's representatives Benjamin Ries and Norman Yallen were present. The Tenant Calhoun Alexander B. Keating Malay was present. The Landlord's representative Kathleen Lovett was present. The Landlord Qian Li was present.

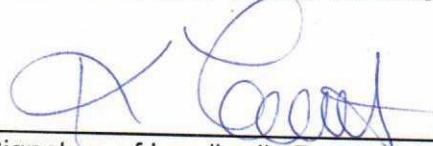
The Tenant and Landlord agree to the following terms and conditions in full and final satisfaction of the Tenant's application.

1. The parties agree that the Landlord will waive regular monthly rent for the Tenant for the months of August, September, and October 2018. This represents a rent abatement of \$7,596.00 (Regular Monthly Rent of \$2,532.00 x 3 months = \$7,596.00).
2. The Tenant(s) agrees to pay Regular Monthly Rent on time commencing on November 1, 2018.
3. The parties agree that the Landlord will amend the lease to include three occupants as Tenants that are currently residing in the residential complex, upon those occupants completing and submitting rental applications including photo id and proof of income.
4. The parties agree that the Landlord will remedy the following maintenance issues as follows on or before September 15, 2018:
 1. Replace the rear door to the residential complex.
 2. Repair the staircase as necessary with capping and rubber treading.
 3. Replace the Tenant's interior door leading to his unit.
5. The parties agree that this agreement resolves all issues to date and resolves all issues related to Order # TSL-94316-18-RV issued on June 1, 2018.

BR *KL*
ckm *W*

Tuesday, July 17, 2018

Date



Signature of Landlord's Representative
Kathleen Lovett

Tuesday, July 17, 2018

Date



Signature of Landlord
Qian Li

Tuesday, July 17, 2018

Date



Signature of Tenant's Representative
Benjamin Ries

Tuesday, July 17, 2018

Date



Signature of Tenant
Calhoun Keating Malay

The parties understand that if any of the terms in this agreement are not met, the application may be reopened within one year of the date this agreement was signed by the parties.

The parties acknowledge receiving a copy of this agreement. The Board will **not** keep a copy.