



Order under Section 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-088208-24

In the matter of: Lower, 324 Hellems Avenue
Welland Ontario L3B3CA

Between: Isabela Leone Berberick Tenant

And

Andrew Bilak Landlord

Isabela Leone Berberick (the 'Tenant') applied for an order determining that Andrew Bilak (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 December 10, 2025.

The Landlord's representative, Angie Smith, and the Tenant attended the hearing.

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

Agreed facts:

1. This order is a global resolution of all issues related to the tenancy.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$645.00 by January 10, 2026, via e-transfer to bel.berberick@gmail.com.
2. If the Landlord does not pay the Tenant the full amount owing on or before January 10, 2026, the Landlord will start to owe interest. This will be simple interest calculated from January 11, 2026 at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Vishal Nanda

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.