



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-035761-25

In the matter of: 1006, 190 MANITOBA ST
ETOBICOKE ON M8Y3Y8

Between: PRIYANKA CHABBI Tenant

And

MARGARITA NEDELCEVA Landlord

PRIYANKA CHABBI (the 'Tenant') applied for an order determining that MARGARITA NEDELCEVA (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.
- withheld or interfered with their vital services or care services and meals in a care home.
- collected or retained money illegally
- gave a notice of termination in bad faith.

This application was heard by videoconference on January 15, 2026.

The Tenant and the Tenant's Legal Representative Cletus Oppong Wiafe and the Landlord and the Landlord's Legal Representative Eric Spalvieri attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$2000.00 on or before January 26, 2026. This payment shall be made to the Tenant via electronic transfer.
2. If the Landlord does not pay the Tenant the full amount owing on or before January 26, 2026, the Landlord will start to owe interest. This will be simple interest calculated from January 27, 2026, at 4.00% annually on the balance outstanding.
3. The parties agree that this order constitutes a full and final resolution between the parties with respect to all issues pertaining to the tenancy.

January 19, 2026

Date Issued

Reid Jackson

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.