



**Order under Sections 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-088355-24

In the matter of: 1, 821 Main Street East
Hamilton Ontario L8M1L7

Between: Michelle MacPherson
Cheyenne (Atlas) Stanciu Tenants

And

Akiva Jakubovic
Goldribbon Homes Landlord

Michelle MacPherson and Cheyenne (Atlas) Stanciu (the 'Tenants') applied for an order determining that Akiva Jakubovic and Goldribbon Homes (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.

The Tenants also applied for an order determining that 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 January 20, 2026.

The Tenant Michelle MacPherson and the Landlord's legal representative Mark Ciobotaru attended the hearing.

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

It is ordered on consent that:

1. On or before February 4, 2026, the Landlord will arrange for pest control to attend the rental unit to address any outstanding pest issues.
2. On or before March 10, 2026, the Landlord shall complete the following work in the rental unit:
 - The Landlord shall install a dishwasher in the rental unit;
 - The Landlord shall repair any floorboards in the rental unit requiring maintenance;

- The Landlord shall fill in any cracks in the walls of the rental unit; and
 - The Landlord shall fix any damage to the bedroom ceiling of the rental unit.
3. The Landlord shall pay the Tenants a total of \$500.00 on or before February 20, 2026.
 4. If the Landlord does not pay the Tenants the full amount owing on or before February 20, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
 5. This order on consent resolves all claims with respect to the Tenants' tenancy up to the date of January 20, 2026.

January 28, 2026

Date Issued

Jeremy Henderson

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.