



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-049908-25

In the matter of: 1, 281 GROSVENOR AVE N
HAMILTON ON L8L7T2

Between: Eliana Stemm Tenant
Tisza Pal
Nina Lupo

And

Cornerstone Select Properties Landlord
Steve Fegaras

Eliana Stemm, Tisza Pal and Nina Lupo (the 'Tenant') applied for an order determining that Cornerstone Select Properties and Steve Fegaras (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 27, 2026.

The Landlord's agent, Violeta Kocalev and the Tenants attended the hearing.

The application is amended to include Steve Fegaras as Landlord pursuant to the lease signed by the parties.

The parties requested an order on consent.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$500.00 by e-transfer to tisza.cica@gmail.com
2. The Landlord shall pay the Tenant the full amount owing by February 15, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 15, 2026, the Landlord will owe interest. This will be simple interest calculated from February 16, 2026, at 4.00% annually on the balance outstanding.
4. The tenancy between the Landlord and the Tenant is terminated as of May 20, 2025.
5. The Landlord is waiving the \$282.50 administration fee.

February 5, 2026
Date Issued

Emily Robb
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.