



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-014307-25

In the matter of: 28, 100 Hollywood Court
Cambridge ON N1R0C5

Between: Wilhelmina (Wilma) Bodnar Tenant

And

Phillip Choloniuk Landlords
Ziba (aka Rose Smith) Atashbar

Wilhelmina (Wilma) Bodnar (the 'Tenant') applied for an order determining that Phillip Choloniuk and Ziba (aka Rose Smith) Atashbar (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This T6 application came before the LTB by way of Adjudicative Case Conference (ACC) and was conducted by videoconference on February 5, 2026.

The Landlords and the Tenant attended the ACC.

At the ACC, the parties consented to the following order which resolves all issues in the T6 application.

Determinations:

1. The tenancy between the Landlords and the Tenant terminated on April 30, 2025.

It is ordered on consent that:

1. The Landlords shall pay to the Tenant the amount of \$150.00, representing compensation to resolve the application.
2. The Landlords shall pay to the Tenant the amount set out in paragraph 1, by way of e-transfer to ctcwilmabodnar@gmail.com, on or before February 12, 2026.
3. If the Landlords do not pay the Tenant the full amount owing on or before February 12, 2026, the Landlords will start to owe interest. This will be simple interest calculated from

February 13, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026

Date Issued

Christina Philp

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.