



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-077593-24

In the matter of: 22, 3085 KINGSWAY DR
KITCHENER ON N2C2P1

Between: Aaron Petrinec-Manoharan Tenant

And

Serge Briskin Landlord

Aaron Petrinec-Manoharan (the 'Tenant') applied for an order determining that Serge Briskin (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.

This application was heard by videoconference on February 12, 2026.

The Landlord Representative Kurt Shmuir, the Landlord, the Tenant Representative Tim O'Brien and the Tenant attended the hearing.

It is ordered on consent that:

1. The tenancy terminated effective March 11, 2024.
2. The Landlord will pay to the Tenant on or before February 13, 2026 \$2,500.00
3. This order resolves all issue that may have arisen as a result of the tenancy.

February 17, 2026
Date Issued

Kelly Delaney
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.