



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-071052-25

In the matter of: 703, 55 ELLERSLIE AVE
NORTH YORK ON M2N1X9

Between: Vladimir Mikhalev n Tenant
Tatiana Mikhaleva

And

M&R Holdings Landlord

Vladimir Mikhalev and Tatiana Mikhaleva (the 'Tenant') applied for an order determining that M&R Holdings (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 19, 2026.

The Landlord's Agent Cathie Wilson and the Landlord's Legal Representative Matt Anderson and the Tenant Vladimir Mikhalev attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

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

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$3000.00 on or before March 21, 2026.
2. If the Landlord does not pay the Landlord the full amount owing on or before March 21, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 22, 2026, at 4.00% annually on the balance outstanding.
3. This resolves all issues between the parties with respect to the tenancy up to February 19, 2026.

February 23, 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.