



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-100387-24

In the matter of: 76 GODSTONE RD
TORONTO ON M2J5G5

Between: Georgiy Verby Tenant
Marta Wierzbicka

And

Venice Park Developments Ltd. Landlord

Georgiy Verby and Marta Wierzbicka (the 'Tenant') applied for an order determining that Venice Park Developments Ltd. (the 'Landlord'): harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved with an adjudicative videoconference on March 2, 2026.

The Landlord's agent Derek Chan, the Landlord's representative Mark Ciobotaru, and both Tenants attended the case conference.

It is ordered on consent that:

1. The Landlord shall waive the fees associated with hot water tank rental and the cost of gas consumption up until May 31, 2026.
2. By June 1, 2026, the Tenant shall create an account with Enercare and Embridge and put the hot water tank rental and cost of gas consumption services in their name.
3. This order resolves all issues in the tenancy up until March 2, 2026.

March 5, 2026
Date Issued

Amanda Kovats
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.