



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

File Number: LTB-T-065645-25

In the matter of: 136 KINCARDINE DR
KANATA ON K2V1A9

Between: Judie Herouvim Tenants
Nicolas Herouvim

And

Victor Armatys Landlords
Barbara Armatys

Judie Herouvim and Nicolas Herouvim (the 'Tenants') applied for an order determining that Victor Armatys and Barbara Armatys (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.

An Adjudicative Case Conference (ACC) was held by videoconference on March 3, 2026.

The Landlord, B. Armatys, the Landlord's agent, J. Armatys, and the Tenant, H. Herouvim, attended the hearing.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Landlords shall pay the Tenants \$500.00 in full and final satisfaction of all issues raised in this application.
2. The Landlords shall pay the Tenants the full amount owing by July 1, 2026. Payment shall be mailed out to the Tenants to the address of the rental unit.
3. If the Landlords do not pay the Tenants the full amount owing by July 1, 2026, the Landlords will owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 11, 2026
Date Issued

Mayra Sawicki
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.