



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

File Number: LTB-T-006957-25

In the matter of: 1, 219 Jarvis Street
TORONTO ON M5B2C1

Between: Paula Bulux Tenant

And

Manga Hotel Group Landlord

Paula Bulux (the 'Tenant') applied for an order determining that Manga Hotel Group (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on March 16, 2026. The Tenant, the Landlord's legal representative, Tigran Sandukhchyan, and the Landlord's agents, Annie Marie Lasaten and Anna Kalandadze, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The Landlord shall pay to the Tenant \$2,000.00 in full and final satisfaction for all issues relating to the application and the tenancy.
2. The Landlord shall pay this amount to the Tenant on or by April 16, 2026. The Landlord shall make this payment ready for pick up at the Landlord's office by this date.
3. If the total amount is not paid to the Tenant on or by April 16, 2026, then the Landlord will start to owe interest. This will be simple interest calculated from April 17, 2026 at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Terri van Huisstede
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.