



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-042927-25

In the matter of: Basement, 54 DIVISION ST
ST CATHARINES ON L2R3G5

Between: Christopher Lavemaa Landlords
Brandyn Lavemaa

And

Christian Naegele-Kenny Former Tenants
KARINA MISHCHENKO

Christopher Lavemaa and Brandyn Lavemaa (the 'Landlords') applied for an order requiring Christian Naegele-Kenny and KARINA MISHCHENKO (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

Christopher Lavemaa and Brandyn Lavemaa (the 'Landlords') applied for an order requiring Christian Naegele-Kenny and KARINA MISHCHENKO (the 'Former Tenants') to pay the Landlords' reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Christopher Lavemaa and Brandyn Lavemaa (the 'Landlords') applied for an order requiring Christian Naegele-Kenny and KARINA MISHCHENKO (the 'Former Tenants') to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on March 19, 2026.

The Landlords and the Former Tenant, Christina Naegele-Kenny attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered that:

1. The Former Tenants shall pay to the Landlords \$953.00, which represents rent and compensation owing up to May 8, 2025, and the costs to repair or replace damaged items in the rental unit.
2. If the Former Tenants do not pay the Landlords the full amount owing on or before April 10, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from April 11, 2026 at 4.00% annually on the balance outstanding.

March 26, 2026

Date Issued

Christopher Lin

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.