



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-002077-25

In the matter of: 32 Huntington Drive
Barrie ON L4N9T6

Between: Amy Wray Tenant

And

Ilya Bass Landlord
Elena Edielman Bass

Amy Wray (the 'Tenant') applied for an order determining that Ilya Bass and Elena Edielman Bass (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on March 25, 2026.

The Landlord, the Landlord's Legal Representative, Evgeny Aptekar, the Tenant, and the Tenant's Legal Representative, Adam Baird, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent

It is ordered on consent that:

1. The Landlord shall complete all repairs at the rental property, including the current damaged and broken windows.
2. The Landlord shall send the Tenant all utility bills by mail within 5 days of the Landlord receiving them.
3. The Landlord shall pay the Tenant \$200.00.
4. If the Landlord does not pay the Tenant the full amount owing by April 20, 2026, the Landlord will owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.

April 9, 2026
Date Issued

Allana McComb

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.