



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-050004-25

In the matter of: 8269 Willoughby Drive,
NIAGARA FALLS ON L2G6X4

Between: Stanislav Popadynets Tenants
Yulianna Balaha

And

Rosalie Tinamisan Landlord

Stanislav Popadynets and Yulianna Balaha (the 'Tenants') applied for an order determining that Rosalie Tinamisan (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 April 16, 2026.

The Landlord, the Tenants and the Tenants' legal representative, Andriy Lotsman, 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.

The parties agree that:

1. In full satisfaction of the issues relating to the tenancy and the Tenants' application, the Landlord agrees to pay to the Tenants \$6,900.00.
2. This amount includes \$2,100.00 for the reimbursement of the rent for the period of March 15, 2025 to April 15, 2025 and reimbursement for the last two month's rent deposit totalling \$4,800.00.
3. The Landlord agrees to pay to the Tenants the amount under paragraph 1 by paying \$1,200.00 on or by the first day of each month starting May 1, 2026 and ending September 1, 2026 with a final balance of \$900.00 being paid on or by October 1, 2026. The Landlord may pay the full balance at any time during this period.
4. If the payments are not made in full and on time, then upon the date of default the Landlord will start to owe interest, and the full balance will be immediately owing. This will be simple interest calculated at 4.00% annually on the balance outstanding as of the date of default.

5. The parties agree that the Landlord will make the payments required under paragraph 3 by way of e-transfer to the Tenants.
6. The tenancy terminated effective March 15, 2025.

On consent, it is ordered that:

1. The tenancy between the Landlord and Tenants is terminated as of March 15, 2025.
2. In full satisfaction of all issues relating to the tenancy, the Landlord shall pay to the Tenants, \$6,900.00.
3. The Landlord shall pay the amount owing under paragraph 2 as follows:
 - \$1,200.00 on or by the first day of each month for a period of five consecutive months starting May 1, 2026 and ending September 1, 2026.
 - \$900.00 on or by October 1, 2026.
4. If the Landlord does not pay the Tenants the full amount owing by the dates they are due pursuant to paragraph 3 above, then the full balance will become immediately due and owing and the Landlord will start to owe interest. This will be simple interest calculated from the date of default at 4.00% annually on the balance outstanding.
5. The Landlord may pay the full balance owing under paragraph 2 of this order at any time.

April 21, 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.