



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-094682-25

In the matter of: 1608, 111 RAGLAN AVE
TORONTO ON M6C2K9

Between: Vladimer Merebashvili Tenant

And

BARNEY RIVER INVESTMENTS LTD. Landlord

Vladimer Merebashvili (the 'Tenant') applied for an order determining that BARNEY RIVER INVESTMENTS LTD. (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 27, 2026.

The Landlord's agents, Nelie Paganas and Shervin Lyle, the Landlord's legal representative, Geoff Paine, and the Tenant 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 tenancy between the Landlord and the Tenant is terminated as of November 30, 2025. The date the Tenant vacated the rental unit.
2. This order resolves all issues relating to the tenancy between the parties.

May 4, 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.