



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-084158-25

**In the matter of:** 1106, 245 Rideau St  
Ottawa ON K1N0G6

**Between:** Andrei Shabinskii Tenant

**And**

Claridge Homes Landlord

Andrei Shabinskii (the 'Tenant') applied for an order determining that Claridge Homes (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).
- 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 (T6 Application).

This application was heard by videoconference on May 13, 2026.

The Tenant Andrei Shabinskii, the Landlord's Legal Representative David Lyman, and the Landlord's Agent Courtney Clouthier attended the hearing.

At the hearing, the parties consented to the following order. The Landlord does not acknowledge any wrongdoing by agreeing to the terms.

**It is ordered on consent that:**

1. The Landlord owes the Tenant \$1,000.00 in full and final resolution of the Tenant's application.
2. The amount owing in paragraph 1 of this order will be paid by a rent abatement applied to the month of June 2026.

**May 14, 2026**  
**Date Issued**

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Kate Sinipostolova

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.