



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-011840-25

In the matter of: 405, 224 St. George Street
Toronto ON M5R2N9

Between: John James Budinsky Tenant

And

Hollyburn Properties Ltd. Landlord

John James Budinsky (the 'Tenant') applied for an order determining that Hollyburn Properties 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 May 19, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Mark Ciobotaru. Parties consented to the order below. They agree that this order resolves all issues related to this application and to this tenancy.

Parties further agree that the payment set out below will be made via check mailed to the Tenant.

On consent of the parties it is ordered that:

1. The Landlord shall pay the Tenant \$1,500.00 on or before June 5, 2026.

May 29, 2026
Date Issued

Vladimir Nikitin
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.