



**Order under Section 87 / 88.2 / 89 / 88.1 / 31
Residential Tenancies Act, 2006**

File Number: LTB-L-034640-23
LTB-T-069076-23

In the matter of: 65 Broadway St W
Paris ON N3L2S7

Between: Little Paris Bed and Breakfast Landlord

And

Maryna Bieliakova
Denis Beliaikov Former Tenant
Tetiana Taks

Landlord's L10 application: LTB-L-034640-23

Little Paris Bed and Breakfast (the 'Landlord') applied for an order requiring Maryna Bieliakova, Denis Beliaikov and Tetiana Taks (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

Tenant's T1 & T2 application: LTB-T-069076-23

Maryna Bieliakova, Denis Bieliakov and Tetiana Taks (the 'Tenant') applied for an order determining that Iryna Nadobko and Maxim Prokudin (the 'Landlord') collected or retained money illegally.

The Tenant also applied for an order determining that Iryna Nadobko and Maxim Prokudin (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.

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

Both Landlords attended the hearing. The Tenant's legal representative, Ian Aitkin and one Former Tenant, Maryna Bieliakova, attended the hearing on behalf of all the Former Tenants.

A Russian translator, Alla Sharma, attended the hearing to provide translation services for the Former Tenant.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Landlord shall pay to the Former Tenant the total amount of \$3,000.00 to resolve all the issues in the Landlord's L10 application LTB-L-034640-23 and the Tenant's T1 and T2 application LTB-T-069076-23 including costs.
2. The Landlord shall pay to the Former Tenant the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before end of day May 25, 2026 the Landlord shall pay to the Former Tenant \$1,500.00; and
 - b) On or before the end of day May 28, 2026 the Landlord shall pay to the Former Tenant \$1,500.00.
3. If the Landlord to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Landlord to the Former Tenant pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Greg Brocanier
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.