



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-090179-25

In the matter of: 3510, 36 ZORRA ST
ETOBICOKE ON M8Z0G5

Between: Mariia Nychyporenko
Oleksandr Guziienko Tenants

And

Zorra Street Developments Inc. Landlord

Mariia Nychyporenko and Oleksandr Guziienko (the 'Tenants') applied for an order determining that Zorra Street Developments Inc. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home (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 combined T2/T6 application was heard by videoconference on May 28, 2026.

The Landlord's Agent, A. Zveiris, and the Tenants attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of all issues related to this tenancy.
2. The tenancy between the Landlord and Tenants was terminated as of May 15, 2026.
3. The Landlord shall pay \$400.00 to the Tenants on or before May 31, 2026.
4. If the Landlord does not pay the Tenants the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

5. The Landlord agrees that the Tenants' key deposit and half of their last month's rent deposit will be refunded to the Tenants on or before May 31, 2026.

June 5, 2026
Date Issued

Lisa Del Vecchio
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.