



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

File Number: LTB-T-092034-25

In the matter of: 33, 434 AUSTEN CRT
OSHAWA ON L1H6K6

Between: Miranda McFarlane Tenants
Dale Mavin

And

Steve Labrakos Landlords
Agape Labrakos

Miranda McFarlane and Dale Mavin (the 'Tenants') applied for an order determining that Steve Labrakos and Agape Labrakos (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household and withheld or interfered with their vital services or care services and meals in a care home.

Further, the Tenants applied for an order determining that the Landlords failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This Adjudicative Case Conference was heard by videoconference on June 1, 2026.

The Landlord Steve Agape, the Landlords' Legal Representative Jamuna Bhatnagar, the Tenants and the Tenants' Legal Representative Carson Frankum attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The parties agree that the Landlords shall pay to the Tenants \$3,000.00 on or before July 6, 2026, by cheque.
2. The Landlords shall investigate the Tenants' squirrel issue at the rental unit by providing 24-hour notice of entry.
3. The Landlords agree that upon investigation of the Tenants' squirrel issue, the Landlords shall take necessary steps to remedy the issue.

4. The Tenants shall cooperate with the Landlords and shall move all necessary items in order for the Landlords to remedy the Tenants' squirrel issue.
5. This order resolves all issues with respect to the Tenants' applications and all Tenants' issues to the date of this order.

June 9, 2026
Date Issued

Jagger Benham
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.