



**Order under Section 31 / 30
Residential Tenancies Act, 2006**

File Number: LTB-T-088599-25

In the matter of: Basement, 69 Barclay St
Hamilton ON L8S 1P3

Between: Lisa Marie Semplonius
William John Cooper Tenants

And

Yehuda Neve-Bar
Irina Petrova Landlords

Lisa Marie Semplonius and William John Cooper (the 'Tenants') applied for an order determining that Yehuda Neve-Bar and Irina Petrova (the 'Landlords'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants. (*T2 application*)

The Tenants also applied for an order determining that 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. (*T6 application*)

An Adjudicative Case Conference ("ACC") was held by videoconference on June 8, 2026.

The Landlords and the Tenants attended the ACC.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The Landlords shall pay the Tenants \$2,000.00 on or before August 31, 2026.
2. This Order resolves all issues between the parties with respect to the tenancy up to the date of the ACC.

June 12, 2026
Date Issued

Vicky Liu
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.