



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

**File Number:** LTB-T-094412-25  
LTB-T-094414-25

**In the matter of:** 88 Carmichael Ave  
North York ON M5M2W9

**Between:** Hamed Ismailzadeh  
Sahar Taghizadegan Tenant

**And**

Jovan Lukovich  
Milka Lukovich Landlord

Hamed Ismailzadeh and Sahar Taghizadegan (the 'Tenant') applied for an order determining that Jovan Lukovich and Milka Lukovich (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (LTB-T-094412-25); and
- 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 (LTB-T-094414-25).

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

The Tenant, the Tenant's Legal Representative Sathiyapriya Kalaimathian, the Landlord, and the Landlord's Legal Representative Shelby Whittick attended the hearing.

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

**It is ordered on consent that:**

1. The tenancy is terminated on September 1, 2026. The Tenant must move out of the rental unit by that date.
2. If the unit is not vacated on or before September 1, 2026, then starting September 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after September 2, 2026.

4. If the Tenant vacates the rental unit on or before September 1, 2026, the Landlord shall pay the Tenant \$10,000.00 by certified cheque or bank draft on the date the Tenant returns possession of the rental unit to the Landlord.
5. The last month's rent deposit is applied to the month of August 2026.

**June 29, 2026**  
**Date Issued**

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Kate Sinipostolova  
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.