



Order under Sections 31 and 135 Residential Tenancies Act, 2006

File Number: LTB-T-008956-24

In the matter of: BASEMENT, 5674 WHITEHORN AVE
MISSISSAUGA ON L5V2A9

Between: Keana Holness Tenant

And

Soraya Sankar Landlord

Keana Holness (the 'Tenant') applied for an order determining that Soraya Sankar (the 'Landlord'):

- collected or retained money illegally (T1 application).
- 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.
- withheld or interfered with their vital services or care services and meals in a care home (T2 application).

This combined T1/T2 application was heard by videoconference on December 17, 2025.

The Tenant's Legal Representative, S. O'Connor, and the Landlord's Legal Representative, M. Kippel, attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order resolves all issues arising from this tenancy.
2. The Landlord shall pay \$1,800.00 to the Tenant.
3. The Landlord shall pay the Tenant the full amount owing by January 16, 2026.

4. If the Landlord does not pay the Tenant the full amount owing by January 16, 2026, the Landlord will owe interest. This will be simple interest calculated from January 17, 2026 at 4.00% annually on the balance outstanding.

January 7, 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.