



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-063525-22

In the matter of: 21, 42 GREEN VALLEY DRIVE
KITCHENER ON N2P2C3

Between: CRYSTAL BURWELL Tenant

And

VINESH BAKHRU Landlord
HARI MORE
MEENU BAKHRU
ANUPAMA MORE

And

Ronack, Anthony, Sandra Toscano Purchaser

CRYSTAL BURWELL (the 'Tenant') applied for an order determining that VINESH BAKHRU, HARI MORE, MEENU BAKHRU and ANUPAMA MORE (the 'Landlord') and Ronack, Anthony, Sandra Toscano (the 'Purchaser') gave a notice of termination in bad faith.

This application was heard by videoconference on November 26, 2025.

The Landlord, the Purchaser, and the Tenant attended the hearing. The Tenant was represented at the hearing by Barrett Beaudoin. The Purchaser was represented at the hearing by Ajmer Manour.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The Purchaser shall pay the Tenant is \$3,700. This amount represents:
2. The Purchaser shall pay the Tenant the full amount owing by December 15, 2025.
3. If the Purchaser does not pay the Tenant the full amount owing by December 15, 2025 the Purchaser will owe interest. This will be simple interest calculated from December 16, 2025, at 4.00% annually on the balance outstanding.

4. The Tenant the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This order resolves all issues regarding the tenancy agreement between the parties.

January 5, 2026
Date Issued

Bryan Delorenzi
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.