



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-053210-25

In the matter of: 87 GRANT AVE
HAMILTON ON L8N2X6

Between: Karanvir Singh
Sana Sood
Nitika Nitika
Tenants

And

2499271 ONTARIO INC. Landlord

Karanvir Singh, Sana Sood and Nitika Nitika (the 'Tenants') applied for an order determining that 2499271 ONTARIO INC. (the 'Landlord') collected or retained money illegally (T1 application) and also applied for an order determining the Landlord substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (T2 application), and also applied for an order determining the Landlord 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 (T6 application).

This combined T1, T2 and T6 application came before the LTB by way of Adjudicative Case Conference (ACC) and was heard by videoconference on December 23, 2025.

The Landlord's Agent, Ann Verkaik and the Tenants, Nitika Nitika and Sana Sood attended the hearing.

At the hearing, the parties consented to the following order to resolve all issues in the application.

It is ordered on consent that:

1. The Landlord shall pay the Tenants \$1,950.00 representing compensation to resolve all issues in the application.
2. The Landlord shall pay to the Tenant the amount in paragraph 1 by 11:59 p.m. on December 23, 2025.
3. If the Landlord does not pay the Tenants the full amount owing by 11:59 p.m. on December 23, 2025, the Landlord will owe interest. This will be simple interest calculated from December 24, 2025 at 4.00% annually on the balance outstanding.

4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order

January 9, 2026
Date Issued

Christina Philp
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.