



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

File Number: LTB-T-069205-24

In the matter of: 4212 NORTHWOOD LAKES DR
WINDSOR ON N9G2W2

Between: Rabiaa Mohammad Tenant

And

Nehruji Natkunam Landlords
Krishanthi Nehruji

Rabiaa Mohammad (the 'Tenant') applied for an order determining that Nehruji Natkunam and Krishanthi Nehruji (the 'Landlords'):

- 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 (T2 Application)
- gave a notice of termination in bad faith (T5 Application)

This application was heard by videoconference on January 6, 2026.

The Tenant and their legal representative, K. Jarvis, and the Landlords and their legal representative, R. Lammers, attended the hearing.

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

It is ordered on consent that:

1. The Landlords shall pay the Tenant \$1,000.00 in resolution of the T1 application. The Landlords shall also pay the Tenants \$48.00 for the application filing fee. The total payable by the Landlords to the Tenant is \$1,048.00.
2. The total amount payable shall be paid to the Tenant via Resolute Legal Services in trust by January 21, 2026.

3. The T2 and T5 applications are withdrawn.

January 14, 2026

Date Issued

Dawn Carr

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.