



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

File Number: LTB-T-084420-24

In the matter of: Unit 1, 58 ARTHUR AVE N
HAMILTON ON L8L6C5

Between: VICTORIA IRO

Tenant

And

ASHLEY NEUFELD
Rise Property Solutions Inc.
SHEFALI PANDEY

Landlord

VICTORIA IRO (the 'Tenant') applied for an order determining that ASHLEY NEUFELD, Rise Property Solutions Inc. and SHEFALI PANDEY (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.

This application was scheduled to be heard by videoconference on December 10, 2025. The Landlord and the Tenant attended the hearing. The Landlord's Legal Representative, Sabrina Marchionne, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The total amount the Landlord shall pay the Tenant is \$258.00. This amount includes reasonable out-of-pocket expenses the Tenant incurred and the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing in paragraph 1 by January 10, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by January 10, 2026, the Landlord will owe interest. This will be simple interest calculated from January 11, 2026 at 4.00% annually on the balance outstanding.
4. This order on consent is in full and final settlement of this application.

January 9, 2026
Date Issued

Shadiyah Stoute
Hearings Officer, 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.