



**Order under Section 30, 57, 87
Residential Tenancies Act, 2006**

File Numbers: LTB-T-065037-23 (T6)
LTB-T-067329-24 (T5)
LTB-L-014872-24 (L10)

In the matter of: 38 DEERHURST RD
STONE CREEK ON L8E2E4

Between: Shirley Price Tenant / Former Tenant

and

Svetlana Bharaj, Inderjit Bharaj Landlords

and

Parvinder Panesar, Daizy Panesar Purchasers

Shirley Price (the 'Tenant') applied for an order determining that Svetlana Bharaj and Inderjit Bharaj (the 'Landlords') 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)

Shirley Price (the 'Tenant') applied for an order determining that Svetlana Bharaj and Inderjit Bharaj (the 'Landlord') and/or Parvinder Panesar and Daizy Panesar (the 'Purchasers') gave a notice of termination in bad faith. (T5 application)

Svetlana Bharaj and Inderjit Bharaj (the 'Landlord') applied for an order requiring Shirley Price (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes. (L10 application)

The T5 application was scheduled to be heard by videoconference on January 5, 2026. Instead, the Landlords, the Landlords' Legal Representative Ian Shemesh, the Purchasers, the Purchasers Legal Representative Sayed Bukhari, the Tenant and the Tenant's Legal Representative Edwin Alexander engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Landlords shall pay the Tenant \$2,000.00
2. The Purchasers shall pay the Tenant \$5,000.00.

3. The Landlords and the Purchasers shall pay the Tenant the full amount owing by January 20, 2026.
4. If the Landlords or the Purchasers do not pay the Tenant the full amount owing by January 20, 2026, then the Landlords or the Purchasers will owe interest. This will be simple interest calculated from January 21, 2026, at 4.00% annually on the balance outstanding.
5. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
6. This is a full and final settlement of all issues between the parties. The terms contained in this order resolve all matters between the parties related to the tenancy.
7. The hearing of the T6 and L10 applications scheduled for January 8, 2026, is cancelled.

January 7, 2026

Date Issued

Lindsay Phomin

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.