



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-017291-24

In the matter of: 1904, 33 University Avenue
Toronto ON M5J2S7

Between: Sanjog Kalra
Moumita Sarkar Tenants

and

HRL Design Ltd. Landlord

Sanjog Kalra, Moumita Sarkar and Jonathan Gross (the 'Tenants') applied for an order determining that Michaela Lempp and HRL Design Ltd. (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenants. **(T2 Application)**

The Tenants also applied for an order determining that 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)**

An Adjudicative Case Conference ('ACC') was heard by videoconference on January 12, 2026.

The Tenants' Legal Representative, Jonathan Gross, and the Landlord's Legal Representative, Joseph Behar, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. The lawful monthly rent is \$3,296.40.
2. The tenancy is terminated. The Tenants shall vacate the rental unit on or before August 31, 2026.
3. Should the Tenants seek to vacate prior to August 31, 2026, the Tenants shall provide the Landlord notice at least 30 days before the date they intend to vacate.

4. The Tenants shall leave the rental unit in a clean, broom swept condition upon vacating.
5. This consent order represents a full and final settlement between the parties with respect to all matters arising out of the tenancy between the parties. The parties will execute a further full and final release or settlement.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after September 1, 2026.
4. The Landlord shall pay the Tenants \$7,000.00. This amount shall be paid as follows:
 - a) By deducting \$407.20 from the rent for May 2026; and
 - b) By deducting \$3,296.40 from the rent for June 2026 and July 2026.
5. The rent deposit is applied to August 2026, the last month of the tenancy.
6. If the Tenants vacate the rental unit prior to August 31, 2026, any amount still owing to the Tenants pursuant to paragraph 4 of this order shall be paid by the Landlord, in full, no later than 15 days after the date the Tenants give notice to vacate.

January 19, 2026
Date Issued

Candace Aboussafy
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on March 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.